

Exhibit C

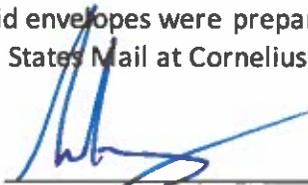
STATE OF OREGON)
)
COUNTY OF WASHINGTON)

AFFIDAVIT OF MAILING

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

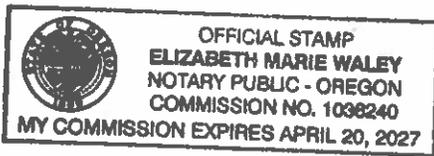
That I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Public Hearing, marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further 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 29th day of May, 2025



Signature

SUBSCRIBED AND SWORN TO before me this 29th day of May, 2025.





Notary Public for Oregon

My commission expires: April 20, 2027

Exhibit A

TLNO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
1N334DB20900	ABA, AHMED MOHAMED	2616 N FREMONT ST		CORNELIUS	OR	97113
1N334DB04200	ARREOLA, OSCAR ISRAEL	2379 N FREMONT ST		CORNELIUS	OR	97113
1N334DB03600	BROWN, TROY DALE & TAMYRA KAYE	602 N 25TH AVE		CORNELIUS	OR	97113
1N334DC04700	CORNELIUS CINEMAS 2 LLC	1.6055 SW WALKER RD #425		BEAVERTON	OR	97006
1N334CD00100	CORNELIUS PROPERTY OWNER SPE LLC	ATTN GENERAL COUNSEL	10777 W TWAIN AVE STE 115	LAS VEGAS	NV	89135
1N334DC04400	BY CALIDA RESIDENTIAL LLC	35 CORTE MADERA AVE		MILL VALLEY	CA	94941
1N334DB08600	CORNELIUS, CITY OF	1355 N BARLOW ST		CORNELIUS	OR	97113
1N334DB25100	CORNELIUS, CITY OF	638 N 25TH AVE		CORNELIUS	OR	97113
1N334DB03400	CORNELIUS, CITY OF	2637 N FREMONT ST		CORNELIUS	OR	97113
1N334DB23500	DREWREY, DARIN J & HEATHER A	CORNELIUS AERIE #4177	PO BOX 643	CORNELIUS	OR	97113
1N334DC01801	FRATERNAL ORDER OF EAGLES	2386 N FREMONT ST		CORNELIUS	OR	97113
1N334DB00900	GUZMAN, JUAN MANUEL GARCIA					
1N334DC04600	HANEY INDUSTRIAL PROPERTIES INC	BY NAI ELLIOTT	901 NE GLISAN ST STE 200	PORTLAND	OR	97232
1N334DC04500	JUAREZ, SAMUEL	2405 N FREMONT ST		CORNELIUS	OR	97113
1N334DB04000	JUAREZ-ZAMUDIO, SAMUEL	2405 N FREMONT ST		CORNELIUS	OR	97113
1N334DB04100	LARA, MARIA	2440 N FREMONT ST		CORNELIUS	OR	97113
1N334DB00700	LARA-JASSI, KATHIA YURITZI	LARA-JASSI, KENDRA ARACELI	2513 N FREMONT LOOP	CORNELIUS	OR	97113
1N334DB24100	LEMUS, GINA & CESAR	PO BOX 227		CORNELIUS	OR	97113
1N334DC04800	LEWIS CONTROLS INC	PO BOX 526		CORNELIUS	OR	97113
1N334CA05300	MANLEY, AMY E	2311 N FREMONT ST		CORNELIUS	OR	97113
1N334CA05200	MILLER, AMANDA R	2335 N FREMONT ST		CORNELIUS	OR	97113
1N334DB23600	NAPOLES, GAIL ALLEN & ANNABELE	2621 N FREMONT ST		CORNELIUS	OR	97113
1N334DB24200	NYE, WESLEY OWEN & SARA MICHELLE	2505 N FREMONT LOOP		CORNELIUS	OR	97113
1N334DB03900	OLALDE, LILIANA A LUNA	2500 S MILLBEND DR APT 7302		SPRING	TX	77380
1N334DB23800	OREGON, STATE OF	ODOT RIGHT OF WAY SECTION	355 CAPITOL ST NE, RM 420	SALEM	OR	97301
1N334CD00500	OTT ORCHARDS HOMEOWNERS ASSN	BY OTT, DAVID L	PO BOX 1396	NORTH PLAINS	OR	97133
1N334DB25000	OTT, DAVID L	OTT, AUSTIN J	30765 NW ZIMMERMAN WAY	HILLSBORO	OR	97124
1N334DB24400	PARGAS, DAVID & LISA TRUST	2545 N FREMONT LOOP		CORNELIUS	OR	97113
1N334DB23900	PETERSON, JEFFREY SCOTT & TATIANA	2613 N FREMONT ST		CORNELIUS	OR	97113
1N334DB23700	REINHARDT, LEONARDO BUSTOS					
1N334DB00500	SILVA, DIEGO BUSTOS	2492 N FREMONT ST		CORNELIUS	OR	97113
1N334DB00600	RIOS, MONICO CHAVEZ	DECHAVEZ, MARICELA BARRAZA	2478 N FREMONT ST	CORNELIUS	OR	97113
1N334DB16900	SALAS, SOILA C	2608 N FREMONT ST		CORNELIUS	OR	97113
1N334DC01802	SHELDON MANUFACTURING INC	PO BOX 627		CORNELIUS	OR	97113
1N334DC01901	SOTO, MAGDALENA V & RODRIGO	2364 N FREMONT ST		CORNELIUS	OR	97113
1N334CA00600	TENORIO, MARIA E	RODRIGUEZ, SAUL LOPEZ	2485 N FREMONT ST	CORNELIUS	OR	97113
1N334DB03800	TORRIS, LARRY DEAN	TORRIS, KIMBERLY LEE	2357 N FREMONT ST	CORNELIUS	OR	97113
1N334CA05100	VANDENBRINK, NICHOLAS	2414 N FREMONT ST		CORNELIUS	OR	97113
1N334DB00800	VARGAS, JOSE ALEJO MARTINEZ	MARTINEZ, MARIA CARMEN	614 N 25TH AVE	CORNELIUS	OR	97113
1N334DB03500	WALLENSTEIN, DEBRA L	2525 N FREMONT LOOP		CORNELIUS	OR	97113
1N334DB24000	WIDMER, JOSHUA & EKATERINA	2501 N FREMONT LOOP		CORNELIUS	OR	97113
1N334DB24300	WURSTER, ANDREW DAVID	2605 N FREMONT ST		CORNELIUS	OR	97113

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 Development Services Department	Attn: Jackie Humphreys	150 E Main St 2550 SW Hillsboro Hwy. 11308 SW 68th Parkway	Hillsboro	OR	97123
Cornelius Rural Fire Protection Dist.			1355 N Barlow St	Tigard	OR	97124
CPO 12C		c/o Joseph Auth	325 NW 334th Ave.	Cornelius	OR	97113
CPO Coordinators		Carol Renaud	155 N 1st Ave, Suite 370 M-S 20	Hillsboro	OR	97124
Department of Economic Development		Attn: Laura Kelly	775 Summer St, NE	Hillsboro	OR	97124
Dept of Land Conservation and Development		Attn: Scott Young	635 Capitol Street NE, Suite 150	Salem	OR	97301
Dept of Land Use & Transportation	County Surveyors Office		155 N 1st Ave, Ste #350-15	Hillsboro	OR	97124
DEQ			700 NE Multnomah St Ste. 600	Portland	OR	97232
District 18 Watermaster		Attn: Dawn Lucinio	1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
Evergreen Disposal & Recycling			PO Box 5069	Aloha	OR	97006
Forest Grove School District			1728 Main St	Forest Grove	OR	97116
Hillsboro School District		Attn: Saideh 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		Attn: Will Duyck, President of the Board	1 Verizon Way	Basking Ridge	NJ	07920
METRO Parks			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 Holmqvist	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 Salomon St	Portland	OR	97204
Portland General Electric			121 SW Salomon 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



Notice Date: 05-29-25

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.** 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.CUP-02-25 & DR-46-25

APPLICANT: Centerline on behalf of AT&T

OWNER: Cornelus Self Storage

LOCATION: 401 N 26th Avenue

PROPOSAL: A Type III Conditional Use Permit to permit a new Cellular Tower and exceed the base height of the LI zoning district and a Type III Design Review Application to permit the new Cellular Tower and its associated equipment.

LEGAL: T 01 N, R 03 W, Map 34DC, Tax lot 04400

ZONING: Light Industrial (LI)

REVIEW

CRITERIA: CMC 18.10 & 18.15 (Application & Review Procedures), 18.54 (Light Industrial (LI)), 18.100 Site Design Review, 18.105 (Conditional Use Permit), and 18.145 (Off-Street Parking and Loading).

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)

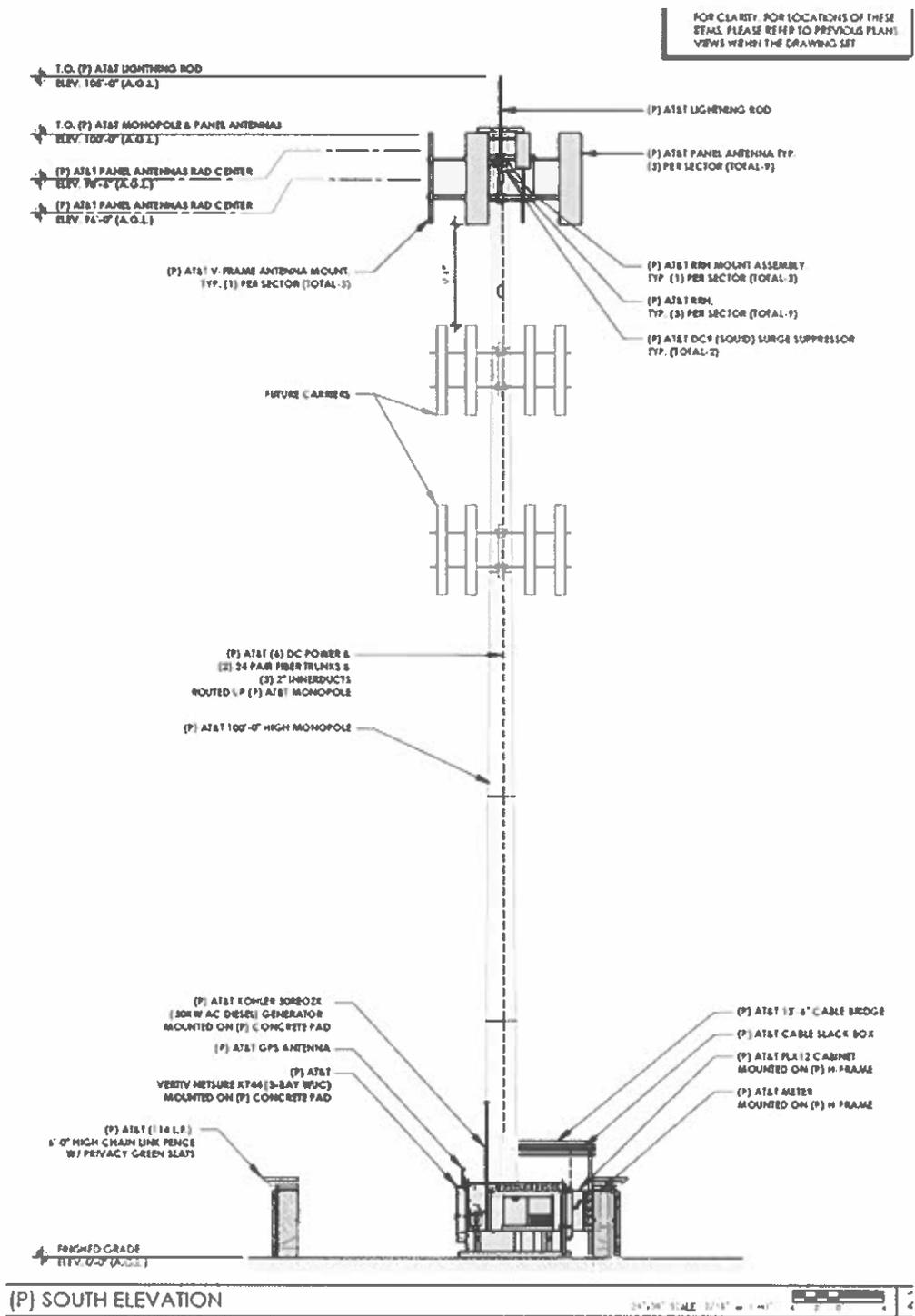
- Planning Commission: Meeting ID: 883 0240 3397 and Passcode: 462062
- City Council: Meeting ID: 834 7940 8874 and Passcode: 215546
- Or phone 1-253-215-8782 and enter the meeting ID and passcodes above to listen in.

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

LOCAL MAP



Tax Map (1N3 34DC) and location (Tax Lot#04400) of the project



Proposed structures



P.O. Box 45 West Linn, OR 97068
Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.com

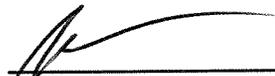
AFFIDAVIT OF PUBLICATION

SEE EXHIBIT A

State of Oregon, County of Washington, ss I, Kristine Humphries, being first duly sworn, depose and say that I am the Principal Clerk of the News Times, a newspaper of general circulation, published in Washington County, Oregon, as defined by ORS 193.010 and 193.020, that

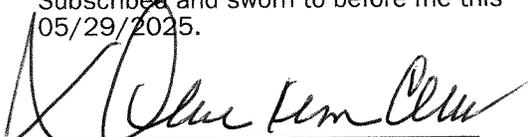
Ad#: 360255
Owner: City of Cornelius
Description: NOTICE OF PUBLIC HEARING

A copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 week(s) in the following issue:
05/29/2025



Kristine Humphries (Principal Clerk)

Subscribed and sworn to before me this
05/29/2025.



NOTARY PUBLIC FOR OREGON

Acct #: 135633
Attn: Barbara Fryer
CORNELIUS, CITY OF
1355 N. BARLOW STREET
CORNELIUS, OR 97113

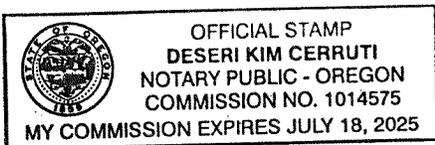


EXHIBIT A

NOTICE OF PUBLIC HEARING

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**. 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. CUP-02-25 & DR-46-25

APPLICANT: Centerline on behalf of AT&T
OWNER: Cornelius Self Storage
LOCATION: 401 N 26th Avenue
PROPOSAL: A Type III Conditional Use Permit to permit a new Cellular Tower and exceed the base height of the LI zoning district and a Type III Design Review Application to permit the new Cellular Tower and its associated equipment.
LEGAL: T 01 N, R 03 W, Map 34DC, Tax lot 04400
ZONING: Light Industrial (LI)
REVIEW CRITERIA: CMC 18.10 & 18.15 (Application & Review Procedures), 18.54 (Light industrial (LI)), 18.100 Site Design Review, 18.105 (Conditional Use Permit), and 18.145 (Off-Street Parking and Loading).

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: Barbara Fryer, Community Development Director, at 503 357- 3011 or by email at barbara.fryer@corneliusor.gov.

Requested by Barbara Fryer
Published May 29, 2025.

FGNT3620255