

# Cornelius

Oregon's Family Town

## NOTICE OF DECISION

**Request:** A Type III Planned Unit Development (PUD) Conditional Use (**CUP/PUD-04-24**) & Subdivision Preliminary Plat (**SUB-01-24**) application for a new 27-lot detached dwelling subdivision.

**Applicant's**

**Representative:** Melissa Slotemaker, AICP, AKS Engineering

**Applicant:** The Holt Group, INC.

**Property Owners:** Hering Family Joint Trust

**Location:** NW corner of SW 345<sup>th</sup> Avenue and SW Cook Street

**Map:** T 01 S, R 03 W, Map 02C, Tax lot #00400

**Zone:** Washington County FD-20, pending City Council approval of ZC-01-24 assigning City R-7 (Low Density Residential) and A-2 (Multi-Unit Residential)

**ACTION TAKEN:** On February 11, 2025, the Cornelius Planning Commission held a public hearing and based upon the staff report, as amended, facts, findings, conclusions, exhibits, testimony, evidence, and conditions of approval presented at the public hearing, the Planning Commission **approved** the following applications; Type III Planned Unit Development (PUD) Conditional Use (CUP/PUD-04-24) and Subdivision Preliminary Plat (SUB-01-24).

This decision and a copy of the approved materials have been prepared in written form and placed in the file of City records at the Development & Operations building located at 1300 S Kodiak Circle, Cornelius, on this **21st day of February, 2025** and are available for public inspection.

**RIGHT OF APPEAL:** Parties of record may appeal a decision of the Planning Commission to City Council by filing an appeal within ten (10) working days of notice of this decision pursuant to City Code. The notice of appeal shall indicate the decision that is being appealed and include all required contents pursuant to Chapter 18.15.090. The appeal period ends at the close of business on **March 7, 2025**.

For further information, please contact us at (503) 357-3011.



2/21/2025

Barbara Fryer, AICP  
Community Development Director

Date