August 10, 2022

City of Cornelius
Community Development Department
1355 North Barlow Street
Cornelius, Oregon 97113

Re: Completeness Review Letter Response Narrative and Documentation.

Barbara Fryer,

Our team have reviewed the Completeness Review Letter and provided responses and included documentation to address each of the following items:

1. Provide a signed Land Use Application from the property owner. We have included a signed land use application from the current landowner and developer.
2. Provide a signed Service Provider Letter from CWS. A provisional letter from CWS is acceptable. The team's environmental consultant has sent Clean Water Services documentation and requested a provisional service provider letter. Note: Our team is working with Clean Water Services to confirm whether natural resources exist on the site.
3. Provide a signed affidavit of mailing for the neighborhood meeting notice. We have include the notarized and signed affidavit of mailing from the neighborhood meeting notice.
4. Provide a signed Preliminary Land Partition Checklist. We have included signed checklists.
5. Provide a signed Type III Site Design Review Checklist. We have included signed checklists.
6. Provide a signed Type III Conditional Use Permit/Planned Unit Development Checklist. We have included signed checklists.
7. Provide a Storm Water Drainage Report. We have provided a Stormwater Drainage Report and Calculations.
8. Provide a Preliminary Land Partition Plan. – This is the existing/proposed legal survey, with legal descriptions that will be proposed for recordation with the County Surveyor's Office. We have included the Preliminary Land Partition Plan(s) and associated narratives.
9. Address CMC 18.95 – Natural Resource Overlay, NRO zone review criteria. We have expanded the narrative to include further details addressing CMC 18.95 NRO

10. Address CMC 18.105 & 18.110 – Conditional Use Permit, (CUP) and Planned Unit Development (PUD) review criteria. We have expanded the narrative to include further details addressing CMC 18.105 and 18.110 CUP and PUD review criteria.
11. Provide details of the proposed on-site lighting. We have included details and specifications of the proposed on-site lighting.
12. Provide details of the on-site storm water quality and quantity facility. We have provided a details of the stormwater quality and quantity facility in the Stormwater Drainage Report and Calculations and updated drawings.
13. As noted in the Pre-Application notes, provide a detail of the garbage dumpster screening and note the garbage hauler access. We have included a plan and detail sheet of the proposed garbage dumpster screening.
14. 1The pre-application notes describe information to you regarding setbacks for any proposed gates. Ensure that the dimensions of the setback for the gates are clearly noted on the plans. The project does not have a fence or gate. Future tenants may require this element. The owner will address all zoning and land use provisions if the future operations require gates or fencing.
15. Clearly describe the use of the site – manufacturing and warehousing – either or, or both??? To allow for manufacturing, additional design elements need to be addressed such as vibration and odors. Be sure to address the Performance standards within 18.55.060. The narrative now clearly describes the flexibility of the future uses.
16. Provide bicycle parking along with a detail, per CMC 18.175 of the Parking Code. The site design now includes the location of the bike parking and details of the bike facilities.
17. Pay the following Land Use Application fee's;
    a. Preliminary Land Partition Plat, $1,427.00
    b. Type III Site Design Review, $3,569.00
    c. Type III Conditional Use Permit/Planned Unit Development $4,758.00
18. Provide 11 additional copies of the complete application packet, as amended, per the information above (and below); one full electronic copy of the application packet (CD or thumb-drive with a PDF) and one copy of the application packet that is unbound and 8 ½" x 11" in size.

Thank you for assisting our team in the coordination of completing the applications.

Sincerely,

Will Grimm, Principal
First Forty Feet