



**PLANNING COMMISSION MEETING
CORNELIUS CITY HALL, COUNCIL CHAMBERS**

**April 23, 2024
7:00 PM**

HYBRID MEETING:

In-Person:

City Hall
City Council Chambers
1355 N Barlow Street,
Cornelius, OR 97113

Zoom:

[Zoom.us/Join](https://zoom.us/join)
Meeting ID: 834 7940 8874
Passcode: 215546
Or Dial: 1-253-215-8782

AGENDA

CALL TO ORDER

1. **WELCOME**
2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR:** March 12, 2024 and March 26th, 2024.
3. **NEW BUSINESS:** None
4. **PUBLIC HEARING:**

Case File No. CPA-01-24 (Fryer)
 A Type IV Legislative Amendment to the Cornelius Comprehensive Plan to amend Appendix O, Economic Opportunities Analysis and Strategic Action Plan adopted in 2017 via CPA-01-17, with a new Economic Opportunities Analysis while retaining the Strategic Action Plan. Compliant with Statewide Planning Goal 9, the Economic Opportunities Analysis is a 20-year forecast of population and job growth.

- Public Hearing Notice:** Type IV – Legislative Comprehensive Plan Amendment
- Project Name:** Economic Opportunities Analysis
- Applicant:** City of Cornelius Community Development Department
- Site Address:** No specific property
- Legal Description:** No specific property

Zones: Highway Commercial, C-2; Core Commercial, CC; General Industrial, M-1; Light Industrial, LI; Gateway Mixed-Use, GMU; and Central Mixed-Use, CMU.

Applicable Criteria: Statewide Planning Goals (OAR 660-015-0000); Metro Urban Growth Management Functional Plan (Metro Code Section 3.09); Cornelius Comprehensive Plan Amendment Criteria found in Chapter 1; Cornelius Municipal Code Chapter 18.130 Comprehensive Plan, §18.130.020(E) Amendment Procedures.

5. PRESENTATION: None

6. OLD BUSINESS: None

7. ANNOUNCEMENTS: Upcoming Planning Commission schedule - (Fryer)

ADJOURNMENT

Order of Planning Commission and City Council Proceedings: At the public hearing, the Planning Commission Chair, or Mayor 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 or Councilors 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 recommendation to the City Council. The Planning Commission may set a maximum time allowance of 3 or 5 minutes per testifier. City Council will consider First and Second Ordinance Reading.

Testimony Guidelines: Testimony should avoid repetition of issues and should be based on the application criteria. 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.

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. **CPA-01-24**. 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. **CPA-01-24** 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 with your name, address, Zoom account name, and the Case File No. **CPA-01-24** 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.