

Cornelius

Oregon's Family Town

CORNELIUS PLANNING COMMISSION

MEETING MINUTES

Tuesday, February 27, 2024

Location: 1355 N Barlow Dr., Cornelius, OR - Council Chambers.

Commissioners Present: Chair Dave Waffle, Vice Chair Jared Hartrampf, Vickie Cordell, and Nathan Braithwaite

Commissioner Absent: Venkatesh Guda and Greg Vaughn

Staff Present: Barbara Fryer, Community Development Director

The start of the meeting was delayed due to technical difficulties.

Chair Waffle called the Planning Commission meeting to order at 7:33 PM

A. WELCOME

B. APPROVAL OF PLANNING COMMISSION MINUTES – November 28, 2023.

A motion was made by **Commissioner Hartrampf** to approve the minutes from November 28, 2023, seconded by **Commissioner Cordell**. Motion passed 4-0.

C. NEW BUSINESS – None

D. PUBLIC HEARINGS

Request: A Type III Site Design Review (DR-70-23) and Type III Conditional Use Permit (CUP-02-23) to redevelop a commercially zoned property and build a new three-story self-storage facility that will be 38.6-feet in height (3.6-feet taller than the height standard of the zone). The development will include a three-story 94,764-sf building for a U-Haul moving and storage facility. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom/retail area, a 1,460-sf Delivery & Receiving (D&R) area, a new parking lot, landscaping, a water quality facility, and new frontage improvements.

Applicant: Shannon Marvin, MCP

Property Owner: Mary Delfs

Location: 2962 Baseline Street, Cornelius, OR 97113

Map: Township 1 North, Range 3 West, Map 24 DD, Tax Lot #07700 and #07900

Zone: Highway Commercial (C-2)

Review Criteria: Chapter 18.10 & 18.15, Application and Review Procedures; Chapter 18.45, Highway Commercial Zoning (C-2): 18.100, Site Design Review; 18.105 Conditional Use Permit; 18.143 Transportation Facilities; Chapter 18.145, Off Street Parking and Loading; Chapter 18.155, Solar Access for New Development;

Chair Waffle read the opening statement and procedure for the public hearing.

Chair Waffle opened the hearing at 7:40 pm.

Chair Waffle requested that all Planning Commission members announce any potential conflicts of interest, bias, ex-parte contact, or if they had visited the site.

Commissioners Hartrampf, Cordell, Braithwaite, and Chair Waffle had no conflict, ex-parte contact, or bias; they all are familiar with the site.

Chair Waffle asked if any member of the audience wished to challenge the right of any commissioner to hear the matter before them for reasons of conflict of interest, bias, or ex-parte contact. There were no challenges.

Chair Waffle invited staff to present the staff report.

Community Development Director Barbara Fryer presented and entered into the record the staff report, for DR-70-23.

Due to technical difficulties, the hearing was recessed until March 12, 2024. The staff report will be presented anew at that time.

Commissioner Vaughn made a motion that the Planning Commission recess and reconvene on March 12th, 2023 to review the project. Seconded by Commissioner Hartrampf. Motion passed 4-0.

Chair Waffle closed the hearing at 8:14 pm.

E. **PRESENTATION** – None

F. **OLD BUSINESS** – None.

G. **ANNOUNCEMENTS** – Upcoming Planning Commission Schedule

Director Fryer announced the March 26th Planning Commission meeting will be held in a webinar format. Chair Waffle will need to provide instructions on how the public can participate. Fryer will determine if the March 12th meeting will also be held with the webinar format.

H. **ADJOURNMENT**

Chair Waffle adjourned the meeting at 8:16 p.m.

Date Approved

Dave Waffle, Planning Commission Chair

DRAFT