



**PLANNING COMMISSION MEETING  
CORNELIUS CITY HALL, COUNCIL CHAMBERS  
1355 N. BARLOW STREET**

**March 12, 2024  
7:00 PM**

**Planning Commission meetings are held in-person and virtually. Instructions to join the meeting virtually are noted at the end of the agenda.**

***PLEASE NOTE: Due to technical difficulties at the February 27, 2024 hearing, the proceedings will begin anew on March 12, 2024.***

## **AGENDA**

### **CALL TO ORDER**

- 1. WELCOME**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR:** August 22, 2023 and February 2, 2024.
- 3. NEW BUSINESS:** None
- 4. PUBLIC HEARING:** (Fryer)

**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

**Site:** 2962 Baseline Street, Cornelius, OR 97113

**Map:** Township 1 North, Range 3 West, Map 34 DD, Tax Lot #07700 and #07900.

**Zone:** Highway Commercial, C-2

- 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 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 may ask questions of any party in the proceedings, 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 on the application. 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 testimony via email to [Community.Development@corneliusor.gov](mailto: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, it will need your name, address, and the Case File No. **DR-70-23 and CUP-02-23** 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. **DR-70-23 and CUP-02-23**. 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. **DR-70-23 and CUP-02-23** by email to [Community.Development@corneliusor.gov](mailto: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](mailto:Community.Development@corneliusor.gov) during the hearing to request to speak with your name, address, Zoom account name, and the Case File No. **DR-70-23 and CUP-02-23** 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](mailto: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.

**For more information on the application, contact:** Barbara Fryer, Community Development Department Director, at 503 357 3011 or by email at [Barbara.Fryer@corneliusor.gov](mailto:Barbara.Fryer@corneliusor.gov).

Join us

In-Person at the City Council Chambers at 1355 N Barlow Street;  
Virtually at [Zoom.us/Join](https://zoom.us/join) **Meeting ID: 834 7940 8874** and **Passcode: 215546**.

You can also call in to listen to the meeting by dialing 1-253-215-8782.