

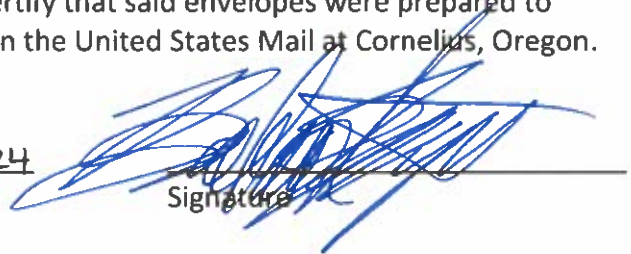
STATE OF OREGON        )  
  )  
COUNTY OF WASHINGTON )

**AFFIDAVIT OF MAILING**

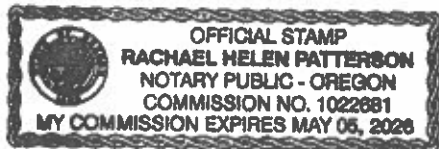
I, BARBARA FRYER, being first duly sworn, depose and say:

That I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of a Public Hearing, marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that said envelopes were prepared to receive postage by city staff and to be placed in the United States Mail at Cornelius, Oregon.

Dated this 21 day of February, 2024

  
\_\_\_\_\_  
Signature

**SUBSCRIBED AND SWORN TO** before me this 21 day of February, 2024.



Rachael Patterson  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: May 5, 2026



Exhibit A

	A	B	C	D	E	F	G
	Company Name	Department	Name	Address Line 1	City	State	ZIP Code
1							
2	City of Cornelius			1355 N Barlow St	Cornelius	OR	97113
3	City of Forest Grove	Community Development	Attn: Kate McGuire, Senior Planner	PO Box 326	Forest Grove	OR	97116
4	City of Hillsboro	Attn: City Recorder		150 E Main St	Hillsboro	OR	97123
5	Clean Water Services	Development Services Department	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
6	Comcast Cable Communications			11308 SW 68th Parkway	Tigard	OR	97223
7	Cornelius Rural Fire Protection Dist.			1355 N Barlow St	Cornelius	OR	97113
8	CPO 12C			325 NW 334th Ave.	Hillsboro	OR	97124
9	CPO Coordinators			155 N 1st Ave, Suite 370 M-S 20	Hillsboro	OR	97124
10	Department of Economic Development			775 Summer St, NE	Salem	OR	97301
11	Department of Energy			550 Capitol St NE FL 1	Salem	OR	97301
12	DEQ			700 NE Multnomah St Ste. 600	Portland	OR	97232
13	Dept of Land Conservation and Development		Attn: Laura Kelly	635 Capitol Street NE, Suite 150	Salem	OR	97301
14	Dept of Land Use & Transportation	County Surveyors Office	Attn: Scott Young	155 N 1st Ave. Ste #350-15	Hillsboro	OR	97124
15	District 18 Watermaster			1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
16	Environmental Protection Agency			805 SW Broadway #500	Portland	OR	97205
17	Evergreen Disposal & Recycling	Attn: Dawn Lucchio		PO Box 5069	Aloha	OR	97006
18	Forest Grove School District			1728 Main St	Forest Grove	OR	97116
19	Hillsboro Garbage			4945 SW Milner Bridge Rd	Hillsboro	OR	97123
20	Hillsboro School District		Attn: Sadeh Haghughu Khochkhou	4901 SE Witch Hazel Rd	Hillsboro	OR	97123
21	Home Builders Association		Attn: Preston Korst	15555 SW Bangly Road Suite 301	Lake Oswego	OR	97035
22	Job's Drainage District		Attn: Will Duyck, President of the Board	3050 SW 331st Ave	Hillsboro	OR	97123
23	METRO Parks			600 NE Grand Ave	Portland	OR	97232
24	Metro Regional Services	Compliance Coordinator		600 NE Grand Ave.	Portland	OR	97232
25	Metro Regional Services	Senior Transportation Planner	Attn: Caleb Winter	600 NE Grand Ave.	Portland	OR	97232
26	NW Natural Gas Company		Attn: Ielene Hyatt	250 SW Taylor St.	Portland	OR	97204
27	Washington Service Center	NW Regional Education Services District		5825 NE Ray Cir	Hillsboro	OR	97124
28	ODOT Rail Division			555 13th St, NE Suite 3	Salem	OR	97301
29	ODOT Region 1	Development Review Program		123 NW Flanders	Portland	OR	97209
30	Oregon State Dept of Fish & Wildlife			4034 Fairview Industrial Dr SE	Salem	OR	97302
31	Oregon State Division of State Lands			775 Summer Street NE	Salem	OR	97301
32	Oregon Water Resources Department			725 Summer St NE A	Salem	OR	97301
33	Port of Portland			P.O. Box 3529	Portland	OR	97208
34	Portland & Western Railroad, Inc.		Attn: Grant Howell	1200 Howard Dr SE	Albany	OR	97321
35	Portland General Electric			121 SW Salmon St	Portland	OR	97204
36	Portland General Electric			121 SW Salmon St	Portland	OR	97204
37	Tri-Met			4012 SE 17th Ave	Portland	OR	97202
38	Tualatin Soil and Water Conservation District			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
39	Tualatin Valley Irrigation Dist			2330 Elm St	Forest Grove	OR	97116
40	US Army Corps of Engineers			P.O. Box 2946	Portland	OR	97208
41	USDA Natural Resources Conservation Service Field Office	Conservation Department		1080 SW Baseline St Ste b-2	Hillsboro	OR	97123
42	USPS		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
43	Washington County	Assessment and Taxation Dept.		155 N 1st Ave	Hillsboro	OR	97124
44	Washington County	Enhanced Sheriff's Patrol Dist.		215 SW Adams Ave., MS-32	Hillsboro	OR	97123
45	Washington County	Health & Human Services		155 N 1st Ave, Ste. 170 MS-23	Hillsboro	OR	97124
46	Washington County	Housing Authority		161 NW Adams Ave, Suite 2000 MS 63	Hillsboro	OR	97124
47	Washington County Land Use & Transportation	Planning Division	Attn: Paul Schaeffer, Senior Planner	155 N 1st Ave, Ste#350 MS 14	Hillsboro	OR	97124
48	Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
49	WCCCA 9-1-1	Data Services	Attn: Ian Crawford	1791 NW Evergreen Pl	Beaverton	OR	97006
50	Ziply Fiber			4155 SW Cedar Hills Blvd	Beaverton	OR	97005
51	MCI Metro Access Transmission Services Corp			2250 NE Alopec Dr	Hillsboro	OR	97124





**NOTICE IS HEREBY GIVEN** that Public Hearings will be held before the City of Cornelius Planning Commission on Tuesday, **March 26, 2024** and City Council on **May 6, 2024**. Both meetings **begin at 7:00 pm** and are held in-person at Cornelius City Hall, 1355 N Barlow Street, in the City Council Chambers and remotely via the Zoom platform. Instructions on how to participate using the Zoom platform are listed on the back page of this notice.

**Case File No. CPA-01-24**

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.

**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.

**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. **CPA-**

**01-24** 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. **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](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. **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](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.