

**AFFIDAVIT OF MAILING**

State of Oregon        )  
                                  )    ss  
County of Washington)

I, Susan Rush, being first duly sworn, depose and say:

That I served upon the following named persons a Notice of Public Hearing + Type II Preliminary Land Partition  
Copy of which is marked Exhibit A, attached hereto and by this reference incorporated herein,  
by mailing to them a true and correct copy thereof on the 2<sup>nd</sup> day of June, 2022  
I further certify that said copies were then placed in a sealed envelope addressed as follows:

See Exhibit B attached hereto and by the reference incorporated herein,

Said envelope(s) were then placed in the United States Post Office at Cornelius, Oregon, with postage thereon fully prepaid.

Signed: Susan E. Rush

# Cornelius

Oregon's Family Town

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **June 28, 2022 at 7:00 pm** in-person at 1355 N. Barlow St. in the Cornelius Council Chambers and online via the Zoom meeting platform at <https://zoom.us/j/88657023542>. Participants may also join by phone by calling +1 253 215 8782 US (Tacoma) and using meeting ID 886 5702 3542.

**Request:** A Type III Site Design Review (DR-81-22) for a new mixed-use development with 330 apartment units in 15 3-story buildings, 16 live-work units and stand-alone commercial space, and a Type II 3-lot Preliminary Land Partition (LP-01-22) within the Gateway Mixed Use (GMU) Zoning District. The project includes Public Right-of-Way dedication and roadway improvements for N Davis Street, interior common spaces, parking, landscaping, sidewalks and pathways, outdoor dining areas and plaza seating, a dog park, a sport court, and a club house with pool.

**Applicant:** Calida Residential, LLC  
**Property Owner:** Tom Moyer Theaters, LLC  
**Location:** 2300 Baseline Street, Cornelius OR 97113  
**Map:** Map 1N334CD, Tax Lots #100, #200, & #600  
**Zone:** Gateway Mixed Use (GMU)

**Applicable Criteria:** CMC Title 17: Subdivisions: Chapter 17.05 Land Divisions, CMC Title 18 Zoning: Chapter 18.75 Gateway Mixed Use, Chapter 18.100 Site Design Review, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.143 Transportation Facilities, and Chapter 18.155 Solar Access for New Development.

At the time and place listed above all persons will be given a reasonable opportunity to give testimony either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the criteria listed above on which the proposal will be evaluated. At the public hearing, the Chair will open the public hearing, a staff report will be presented, interested persons will be allowed to speak for or against the proposal or to ask questions, Commission members will ask any general questions, and the public hearing will be closed.

In order for an issue to be considered for appeal to the City Council, it must be raised before the close of the record of the public hearing before the Planning Commission. Such issues must be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle during regular business hours. A Staff Report will be available at least seven (7) days prior to the scheduled public hearing. Copies may also be purchased at a reasonable cost of 25 cents per page. If you have questions regarding the application or would like to submit written comments you may contact Heather Austin, Consulting Planner at (503) 887-2130 or [heather.austin@3j-consulting.com](mailto:heather.austin@3j-consulting.com). You may also contact Tim Franz, Senior Planner at (503) 357-3011 or [tim.franz@corneliusor.gov](mailto:tim.franz@corneliusor.gov), or Barbara Fryer, Community Development Director at (503) 357-3011 or [barbara.fryer@corneliusor.gov](mailto:barbara.fryer@corneliusor.gov).

**SITE PLAN GENERAL NOTES**

A. SPECIALS AND DETAILS SHALL BE CONSTRUCTED TO THE FOLLOWING REQUIREMENTS:  
 1. MAXIMUM SLOPE OF ROYALVILLE IS 2%  
 2. MAXIMUM SLOPE OF DEARLED PARKING IS 2%  
 3. MAXIMUM SLOPE FOR AN OBSTRUCTION OF 2%  
 4. MAXIMUM SLOPE FOR AN OBSTRUCTION OF 2%  
 5. MAXIMUM SLOPE FOR AN OBSTRUCTION OF 2%  
 6. MAXIMUM SLOPE FOR AN OBSTRUCTION OF 2%  
 7. MAXIMUM SLOPE FOR AN OBSTRUCTION OF 2%  
 8. MAXIMUM SLOPE FOR AN OBSTRUCTION OF 2%  
 9. MAXIMUM SLOPE FOR AN OBSTRUCTION OF 2%  
 10. MAXIMUM SLOPE FOR AN OBSTRUCTION OF 2%

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION.

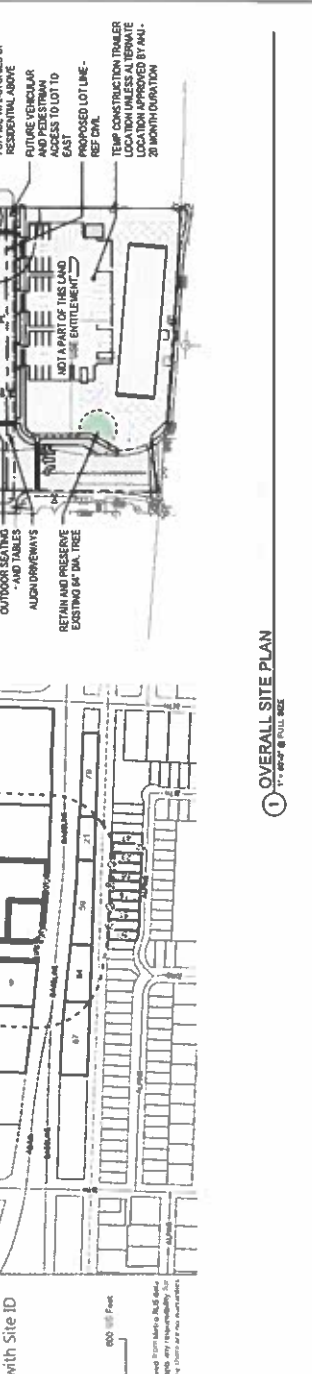
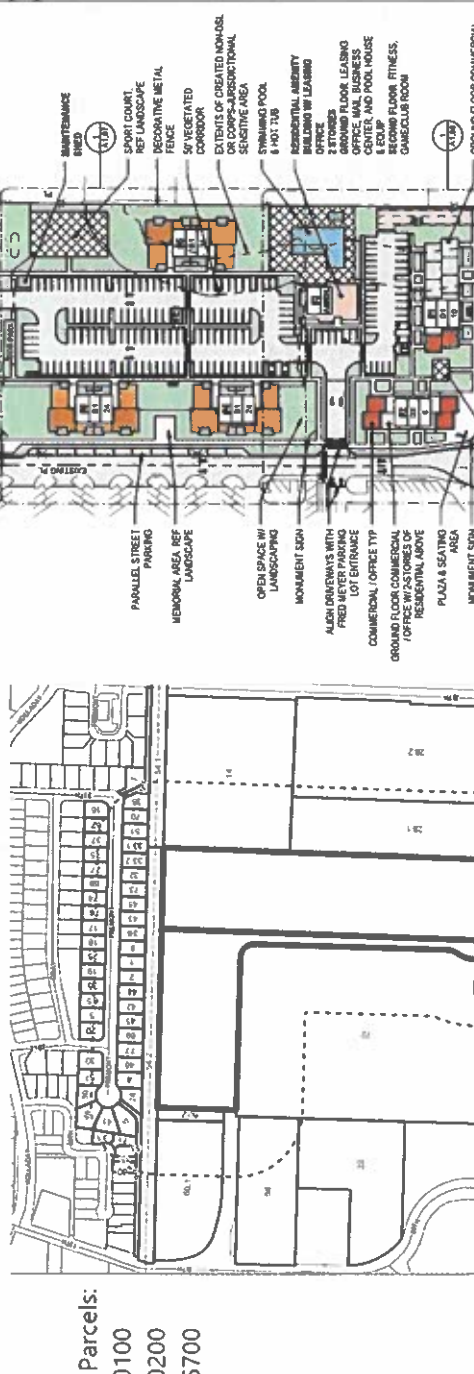
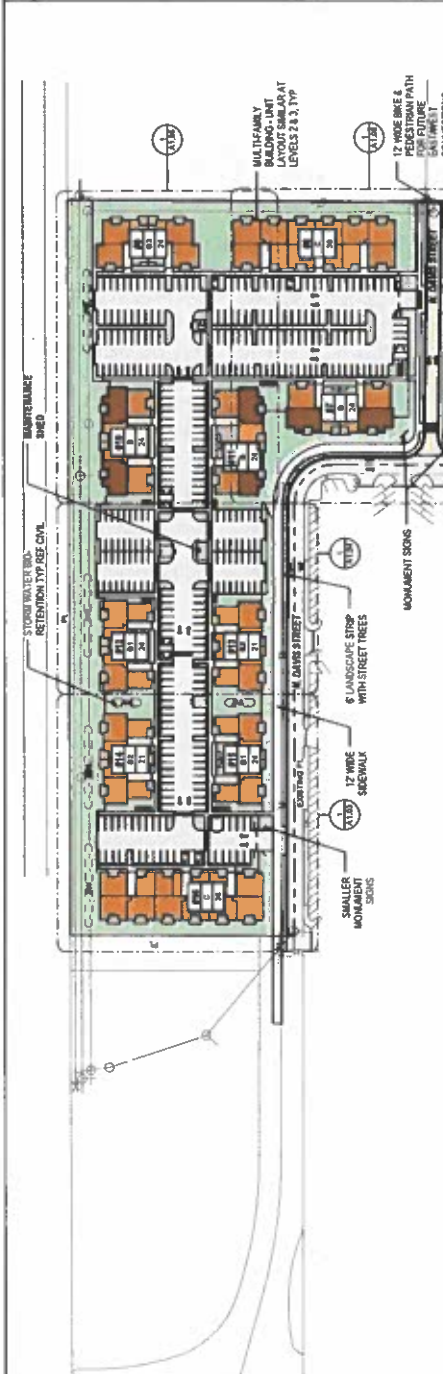
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION.

E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND ZONING COMMISSION.

**LEGEND**

[Color]	COMMERCIAL SPACE
[Color]	COMMERCIAL LEASING
[Color]	GROUND FLOOR LEASING
[Color]	2-BEDROOM RESIDENTIAL LEASING
[Color]	RESIDENT AMENITIES LEASING
[Color]	STUDIO APARTMENT UNIT
[Color]	1-BEDROOM APARTMENT UNIT
[Color]	2-BEDROOM APARTMENT UNIT
[Color]	3-BEDROOM APARTMENT UNIT
[Color]	BALCONY OR PATIO
[Color]	CORRIDOR/STAIR
[Color]	WATER/HAZE BUILDING
[Color]	TRASH ENCLOSURE (TE)
[Color]	LANDSCAPE AREA
[Color]	PLAZA, POOL DECK, SPORT COURT AND SIMILAR HARDSCAPED AREAS
[Color]	POOL HOT TUB OR OTHER WATER FEATURE
[Color]	SEWER
[Color]	PRIVATE OR PUBLIC DRIVEWAYS, ROADS, ETC.
[Color]	CAPPORT/COVERED PARKING
[Color]	FENCE OR GATE
[Color]	LINE OF STORMWATER (SW) AREA
[Color]	PROPERTY LINE
[Color]	BUILDING NUMBER
[Color]	BUILDING TYPE
[Color]	4 UNITS
[Color]	STORMWATER STORAGE
[Color]	TRASH ENCLOSURE



**Notification for Parcels:**  
 1N334CD 00100  
 1N334CD 00200  
 1N334CD 06700

May 2022



**1 OVERALL SITE PLAN**  
 11.000 & FULL SIZE

Notwithstanding to whom these plans are submitted, the City of Portland, Oregon, and its officials, employees, or appointees shall not be liable for any damages, including reasonable attorneys' fees, arising out of the use of these plans.

	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		Attn: James Reitz	PO Box 326	Forest Grove	OR	97116
4	City of Hillsboro			123 W Main Street	Hillsboro	OR	97123
5	Clean Water Services	Development Services Department	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
6	Cornelius Cable Communications			14200 SW Brngadon Court	Beaverton	OR	97005
7	Cornelius Rural Fire Protection Dist.			1355 N Barlow St	Cornelius	OR	97113
8	CPO 12C		c/o Joseph Auth	325 NW 334th Ave.	Hillsboro	OR	97124
9	CPO Coordinators	Oregon State Univ. Extension	Carol Renaud	245 N First Ave, MS20	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: Anne Debbaut	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	Evergreen Disposal & Recycling			PO Box 5069	Aloha	OR	97006
17	Forest Grove School District		Attn: Casey Waletich	1728 Main St	Forest Grove	OR	97116
18	Hillsboro School District		Attn: Justin Wood	3083 NE 49th Place	Hillsboro	OR	97124
19	Home Builders Association			1555 SW Bangy Road Suite 301	Lake Oswegoc	OR	97035
20	METRO Parks			600 NE Grand Ave	Portland	OR	97232
21	Metro Regional Services	Compliance Coordinator		600 NE Grand Ave.	Portland	OR	97232
22	Metro Regional Services	Senior Transportation Planner	Attn: Caleb Winter	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company			260 SW Taylor St.	Portland	OR	97204
24	ODOT Rail Division			555 13th St. NE Suite 3	Salem	OR	97301
25	ODOT Region 1	Development Review Program		123 NW Flanders	Portland	OR	97209
26	Oregon State Dept of Fish & Wildlife			4034 Fairview Industrial Dr SE	Salem	OR	97302
27	Oregon State Division of State Lands			775 Summer Street NE	Salem	OR	97301
28	Port of Portland			P.O. Box 3529	Portland	OR	97208
29	Portland & Western Railroad, Inc.			3220 State St Ste 200	Portland	OR	97301
30	Portland General Electric			121 SW Salmon St	Portland	OR	97204
31	Tri-Met			4012 SE 17th Ave	Portland	OR	97202
32	Tualatin Soil and Water Conservation District			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
33	Tualatin Valley Irrigation Dist			2330 Elm St	Forest Grove	OR	97116
34	US Army Corps of Engineers			P.O. Box 2946	Portland	OR	97208
35	USPS		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
36	Washington County Assessment and Taxation Dept			155 N 1st Ave	Hillsboro	OR	97124
37	Washington County Enhanced Sheriff's Patrol Dist.			215 SW Adams Ave., MS-32	Hillsboro	OR	97123
38	Washington County Health & Human Services			155 N 1st Ave. Ste. 170 MS-23	Hillsboro	OR	97124
39	Washington County Housing Authority			111 NE Lincoln Street Suite 200-L	Hillsboro	OR	97124
40	Washington County Land Use & Transportation	Planning Division	Attn: Paul Schaeffer, Senior Planner	155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
41	Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
42	WCCCA 9-1-1	Data Services	Attn: Ian Crawford	17911 NW Evergreen Pl	Beaverton	OR	97006

OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
ALVAREZ JAIME & ALVAREZ GERTRUDIX	2249 N FREMONT ST	CORNELIUS	OR	97113
AMEZCUA JESUS & AMEZCUA KARENA A	2213 N FREMONT ST	CORNELIUS	OR	97113
AMEZCUA JOSE F	2134 N FREMONT ST	CORNELIUS	OR	97113
BARRAGAN MARCOS A	2071 N FREMONT ST	CORNELIUS	OR	97113
BETANCOURT PRISCILLA	2015 N FREMONT ST	CORNELIUS	OR	97113
BK2200 VENTURE LLC	16255 VENTURA BLVD #700	ENCINO	CA	91436
BROWN TROY DALE & BROWN TAMMYRA	602 N 25TH AVE	CORNELIUS	OR	97113
BURGESS JULIE K	1801 201ST ST	OCEAN PARK	WA	98640
CORNELIUS SELF STORAGE LLC	35 CORTE MADERA AVE	MILL VALLEY	CA	94941
COUNCIL CREEK ESTATES HOA			OR	00000
CRUZ WINNIE S SILVA	2492 N FREMONT ST	CORNELIUS	OR	97113
DELREAL MARIA	4755 SW FAIRMOUNT DR	BEAVERTON	OR	97005
DELVALLE PAOLA RAMIREZ & DELVALLE CRISTINA GUAL	2272 N FREMONT ST	CORNELIUS	OR	97113
DENHAM KATHLEEN ELIZABETH TRUST	2226 N FREMONT ST	CORNELIUS	OR	97113
DURAN JAIME GONZALEZ & DEDURAN MARIA ANA MAYA	628 N 21ST AVE	CORNELIUS	OR	97113
F&F PROPERTIES LLC	PO BOX 67	FOREST GROVE	OR	97116
FRONTIER COMMUNICATIONS NORTHWEST INC	PO BOX 619015	DALLAS	TX	75261
G&K INVESTMENT PROPERTIES LLC	160 NW 336TH AVE	HILLSBORO	OR	97124
GONZALEZ JESUS	2059 N FREMONT ST	CORNELIUS	OR	97113
GUERRERO JORGE VAZQUEZ & REYES EULOGIA RODRI	2258 N FREMONT ST	CORNELIUS	OR	97113
GUTIERREZ LAURA ANGELICA & RODRIGUEZ ISIDORO M	2350 S ALPINE ST	CORNELIUS	OR	97113
GUZMAN JUAN MANUEL GARCIA	2386 N FREMONT ST	CORNELIUS	OR	97113
HANEY INDUSTRIAL PROPERTIES INC	760 SW 9TH AVE STE 2250	PORTLAND	OR	97205
XCOLIN CATARINO A MACHIC	625 N 21ST AVE	CORNELIUS	OR	97113
JACKSON MICHAEL A	616 S 20TH PL	CORNELIUS	OR	97113
JOHNSTON DAVID & JOHNSTON MELANIE	2379 N FREMONT ST	CORNELIUS	OR	97113
JUAREZ SAMUEL	2405 N FREMONT ST	CORNELIUS	OR	97113
JUAREZ-ZAMUDIO SAMUEL & CORIA MARISELA BERNAL	2405 N FREMONT ST	CORNELIUS	OR	97113
KLUM JONATHAN C & KLUM AIMEE J	2204 N FREMONT ST	CORNELIUS	OR	97113
KUHN CAITLAN	2287 N FREMONT ST	CORNELIUS	OR	97113
LARA MARIA	2440 N FREMONT ST	CORNELIUS	OR	97113
LEMUS GINA & LEMUS CESAR	PO BOX 227	CORNELIUS	OR	97113
LERTKANTITHAM BRIAN DAVID & TREMPALA VICTORIA N	2052 N FREMONT ST	CORNELIUS	OR	97113
LONG KENNETH R & HABIB SERENA N	2428 S ALPINE ST	CORNELIUS	OR	97113
LOZA MARIA CONCEPCION MARTINEZ	2006 N FREMONT ST	CORNELIUS	OR	97113
LUCAS FELIPE LUCAS & ANDRES ANGELINA FELIPE	2173 N FREMONT ST	CORNELIUS	OR	97113
MANLEY AMY E	2311 N FREMONT ST	CORNELIUS	OR	97113
MATTI RANI S	2195 N FREMONT ST	CORNELIUS	OR	97113
MCCORD MICHAEL MITCHELL & MCCORD CONNIE M	2125 N FREMONT ST	CORNELIUS	OR	97113
MCDONALD MILDRED O	2083 N FREMONT ST	CORNELIUS	OR	97113
MEDEL GAMALIEL	2460 S ALPINE ST	CORNELIUS	OR	97113
MILLER AMANDA R	2335 N FREMONT ST	CORNELIUS	OR	97113
NELSON DEAN E	2018 N FREMONT ST	CORNELIUS	OR	97113
NORTH TERRY ALAN II & NORTH LISA ANN	2348 S ALPINE ST	CORNELIUS	OR	97113
OLALDE LILIANA A LUNA	2463 N FREMONT ST	CORNELIUS	OR	97113
OLSON NATALIE R & OLSON RUSSELL LEE	2454 S ALPINE ST	CORNELIUS	OR	97113
OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE	AZ	85281
OREGON STATE OF DEPT OF TRANSPORTATION	4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
OREGON STATE OF DEPT OF TRANSPORTATION	4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
ORTIZ MARIA ARROYO & LOPEZ JESUS VILLANUEVA	2398 S ALPINE ST	CORNELIUS	OR	97113
PONCE CESAR O GUITRON & GUITRON ALMA B	2076 N FREMONT ST	CORNELIUS	OR	97113
PORTLAND GENERAL ELECTRIC CO	121 SW SALMON ST	PORTLAND	OR	97204
POWELL STREET COMMERCIAL RENTAL LLC	16331 NW AVAMERE CT	PORTLAND	OR	97229
REACH COMMUNITY DEVELOPMENT INC	4150 S MOODY AVE	PORTLAND	OR	97239

RIOS MONICO CHAVEZ & DECHAVEZ MARICELA BARRAL	2478 N FREMONT ST	CORNELIUS	OR	97113
SALINAS LETICIA	2232 S ALPINE ST	CORNELIUS	OR	97113
SHALIMAR PROPERTIES INC	16331 NW AVAMERE CT	PORTLAND	OR	97229
SHAW DONNA MAE	2182 N FREMONT	CORNELIUS	OR	97113
SMITH RICHARD	2416 S ALPINE ST	CORNELIUS	OR	97113
SOHN DON D & SOHN MAYME D	15303 SE RIVERCREST DR	VANCOUVER	WA	98683
SOTO MAGDALENA V & SOTO RODRIGO	2364 N FREMONT ST	CORNELIUS	OR	97113
STARK RICHARD G & STARK PEGGY A	2107 N FREMONT ST	CORNELIUS	OR	97113
TENORIO MARIA E & RODRIGUEZ SAUL LOPEZ	2485 N FREMONT ST	CORNELIUS	OR	97113
TIERNY MATTHEW JOSEPH CHARLES & ASHBY MARKI	598 N 20TH PL	CORNELIUS	OR	97113
TOM MOYER THEATRES LLC	1014 VINE ST FL 7	CINCINNATI	OH	45202
TORRIS LARRY DEAN & TORRIS KIMBERLY LEE	2357 N FREMONT ST	CORNELIUS	OR	97113
TWITCHELL ALICIA J & TWITCHELL RONALD E	2342 N FREMONT ST	CORNELIUS	OR	97113
VANDENBRINK NICHOLAS	2414 N FREMONT ST	CORNELIUS	OR	97113
VELASQUEZ JOSE LOPEZ & VELASQUEZ LETICIA	2328 N FREMONT ST	CORNELIUS	OR	97113
VERDUZCO LUZ ADELA POZOS & SANCHEZ ERNESTO P	2099 N FREMONT ST	CORNELIUS	OR	97113
VILLANUEVA FLORENCIA L & LOPEZ TEOBALDO & LOPEZ	2648 N FREMONT ST	CORNELIUS	OR	97113
VO ERIK	825 NE BROADWAY ST	PORTLAND	OR	97232
WAHOME ARTHUR	574 N 20TH PL	CORNELIUS	OR	97113
WILLIAMS MICHAEL ANTHONY	2362 S ALPINE ST	CORNELIUS	OR	97113