

STATE OF OREGON)
)
COUNTY OF WASHINGTON)

AFFIDAVIT OF MAILING

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

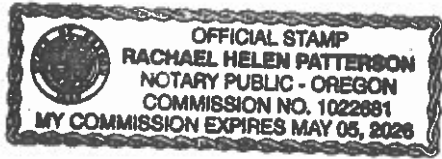
That I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Public Hearing, marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further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

Dated this 31st day of August, 2023

[Signature]

Signature

SUBSCRIBED AND SWORN TO before me this 31 day of August, 2023.



Rachael Patten

Notary Public for Oregon

My commission expires: 5-5-2026

Exhibit A

TINO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERCITY	OWNERST	OWNERZIP	FULLADDRESS
1N333D004400	A & W PROPERTIES, LLC	560 SE 4TH AVE #100		HILLSBORO	OR	97123	1610 N ADAIR ST
1N333D004005	ALCOHN FAMILY TRUST	20901 NE 95TH ST		VANCOUVER	WA	98682	1631 N CLARK ST
1N333D004004	ANDRADE, BERNARDINO & BENITA	1661 N CLARK ST		CORNELIUS	OR	97113	1661 N CLARK ST
1N333D005200	ARIAS, MARGARITA S & BELINDA R	331 SE 70TH AVE		HILLSBORO	OR	97123	213 N 14TH AVE
1N333D007200	BAHENA, GUILLELMO	804 SE 88TH CT	86 N 13TH AVE	CORNELIUS	OR	97113	86 N 13TH AVE
1N333D004800	BARBY, CHRISTOPHER A & KIMBERLY W	RAMOS, MAYRA GONZALEZ	181 N 17TH AVE	HILLSBORO	OR	97123	1341 N CLARK ST
1N333D004016	BERNABE, GABRIEL DOMINGUEZ	331 N 16TH AVE		CORNELIUS	OR	97113	181 N 17TH AVE
1N333D003100	BILLINGS, ROGER L & KATHI R	BY BARRAGAN INC	PO BOX 993	CORNELIUS	OR	97113	331 N 16TH AVE
1N333D008701	C&S CORN LLC	BY BARRAGAN INC	PO BOX 526	HILLSBORO	OR	97123	1429 N ADAIR ST
1N333D007600	CAMPBELL, KENT R & LORALEE E	ANNETTE PAULA	267 N 17TH AVE	CORNELIUS	OR	97113	267 N 17TH AVE
1N333D004010	CHANDLER, DEAN ERRON &	PO BOX 32		CORNELIUS	OR	97113	353 N 16TH AVE
1N333D003101	CHARTREY, NORBERT & SHARON I LIV TRUST	330 N 16TH AVE		CORNELIUS	OR	97113	330 N 16TH AVE
1N333D003500	CLUTE, EAMER J	CONTRERAS, ELIGIA GARCIA	1361 N DAVIS ST	CORNELIUS	OR	97113	1361 N DAVIS ST
1N333D001900	CORNELIUS PLACE HOUSING ASSOCIATES LP	ATTN HLEBASKO, REBECCA	600 CALIFORNIA ST STE 900	SAN FRANCISCO	CA	94108	120 N 13TH AVE
1N333D009002	BY BRIDGE NORTHWEST DEVELOPMENT	1355 N BARLOW ST		CORNELIUS	OR	97113	1311 N BARLOW ST
1N333D005000	CORNELIUS, CITY OF	PACHECO, MARIA RAMIREZ	1697 N DAVIS ST	CORNELIUS	OR	97113	1697 N DAVIS ST
1N333D003601	CRUZ, BLANCA AGUILERA	LE PHUONG HONG	328 N 15TH AVE	CORNELIUS	OR	97113	328 N 15TH AVE
1N333D003000	DAM, DAN TIEN	785 NW 214TH PL		HILLSBORO	OR	97124	1356 BASELINE ST
1N333D007500	DANIELSON DEVELOPERS INC	259 N 14TH AVE		CORNELIUS	OR	97113	259 N 14TH AVE
1N333D004600	DAVIS, WILLIAM A & DEBRA L	1687 N BARLOW ST		CORNELIUS	OR	97113	1687 N BARLOW ST
1N333D004017	DOUGLAS, KYLE	SANDOVAL, JAIME O	1255 SW 18TH AVE	HILLSBORO	OR	97123	1349 N ADAIR ST
1N333D007100	ESPINO, SILVIA VARGAS	1382 N CLARK ST		CORNELIUS	OR	97113	1382 N CLARK ST
1N333D001800	ESPINOZA, MARIA G	ABELA-GALE, KATHRYNE	1660 N BARLOW ST	CORNELIUS	OR	97113	1660 N BARLOW ST
1N333D002800	GERMANTOWN PROPERTIES LLC	BY ZURBRUGG, ROY & JUANITA	PO BOX 2046	HILLSBORO	OR	97123	1555 N DAVIS ST
1N333D004008	GRABER, SANDRA L	1686 N BARLOW ST		CORNELIUS	OR	97113	1686 N BARLOW ST
1N333D004007	GUZMAN, SANDRA EVANGELISTA	1698 N BARLOW ST		CORNELIUS	OR	97113	1698 N BARLOW ST
1N333D001801	HALL, CHERYL M	389 N 14TH AVE		CORNELIUS	OR	97113	389 N 14TH AVE
1N333D008700	HANKS PROPERTIES LLC	380 SE WASHINGTON ST		HILLSBORO	OR	97123	1619 N ADAIR ST
1N333D004018	HICKMAN, DIANA EVAN	1697 N BARLOW ST		CORNELIUS	OR	97113	1697 N BARLOW ST
1N333D006900	HILLS, MARK	PO BOX 1041		CORNELIUS	OR	97113	87 N 14TH AVE
1N333D007200	HOWARD, ROBERT M	1467 NE ALEX WAY #306		HILLSBORO	OR	97124	1427 N DAVIS ST
1N333D002600	JOHNSON, R BARRY & TERESA A	353 N 15TH AVE		CORNELIUS	OR	97113	353 N 15TH AVE
1N333D002101	JUDAH, JANET LOUISE LIVING TRUST	1344 N CLARK ST		CORNELIUS	OR	97113	1344 N CLARK ST
1N333D003200	KAMATI, ADVAENAL	ELZAGHAL, SEIF	1819 SW 5TH AVE UNIT 266	PORTLAND	OR	97201	1579 N DAVIS ST
1N333D004006	KIRKPATRICK, PATRICIA L	1601 N CLARK ST		CORNELIUS	OR	97113	1601 N CLARK ST
1N333D002700	LUPOLI, HEIDI JO	377 N 15TH AVE		CORNELIUS	OR	97113	377 N 15TH AVE
1N333D004900	MANNEN, CHESTER G	KLOMA S	286 N 13TH	CORNELIUS	OR	97113	286 N 13TH AVE
1N333D004700	NADON, KIMBERLY SUE & HARRY JOSEPH	289 N 14TH AVE		CORNELIUS	OR	97113	289 N 14TH AVE
1N333D002000	OCONNOR, MICHAEL J	384 N 13TH AVE		CORNELIUS	OR	97113	384 N 13TH AVE
1N333D003600	OWENS, RAMEN A & SHAWN K	335 N 17TH AVE		CORNELIUS	OR	97113	335 N 17TH AVE
1N333D002300	PETERSON, JOSEPH D & SUSAN E	372 N 14TH AVE		CORNELIUS	OR	97113	372 N 14TH AVE
1N333D003300	RODRIGUEZ, RAMON SALINAS	CORREA, YEZENIA OLVERA	370 N 16TH AVE	CORNELIUS	OR	97113	370 N 16TH AVE
1N333D004500	SCHOOL, DISTRICT NO. 2	1728 MAIN ST		FOREST GROVE	OR	97116	200 N 14TH AVE
1N333D004003	SMITH, ALEXIS R & JEFFREY L	279 N 17TH AVE		CORNELIUS	OR	97113	279 N 17TH AVE
1N333D002400	SWARTYWOOD FAMILY TRUST	BY SWARTYWOOD, JACK A & GRACE E TRS	16260 SW 108TH AVE	TIGARD	OR	97224	344 N 14TH AVE
1N333D003400	TILS, JOHN J & AMY K	26812 K LN		OCEAN PARK	WA	98640	354 N 16TH AVE
1N333D002900	TODD, MICHAEL I & JULIE A	358 N 15TH AVE		CORNELIUS	OR	97113	358 N 15TH AVE
1N333D002100	VANDERKIN, CASEY L	1306 N CLARK		CORNELIUS	OR	97113	1306 N CLARK ST
1N333D001802	WOLFE, GLENN CAND	BARBARA J	PO BOX 724	CORNELIUS	OR	97113	365 N 14TH AVE
1N333D002500	YEAGER, HAYDEN	YEAGER, JAMIE D	326 N 14TH AVE	CORNELIUS	OR	97113	326 N 14TH AVE

Office_Address_List

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	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	c/o Joseph Auth	325 NW 334th Ave.	Hillsboro	OR	97124
9	CPO Coordinators	Carol Renaud	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: Anne Debbaut	635 Capitol Street NE, Suite 150	Salem	OR	97301
14	Dept of Land Use & Transportation	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		1728 Main St	Forest Grove	OR	97116
18	Hillsboro School District	Attn: Casey Walelich	3083 NE 49th Place	Hillsboro	OR	97124
19	Home Builders Association	Attn: Justin Wood	15555 SW Bangy Road Suite 301	Lake Oswego	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	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company	Attn: Caleb Wintler	250 SW Taylor St.	Portland	OR	97204
24	Washington Service Center	NW Regional Education Services District	5825 NE Ray Cir	Hillsboro	OR	97124
25	ODOT Rail Division		555 13th St. NE Suite 3	Salem	OR	97301
26	ODOT Region 1	Development Review Program	123 NW Flanders	Portland	OR	97209
27	Oregon State Dept of Fish & Wildlife		4034 Fairview Industrial Dr SE	Salem	OR	97302
28	Oregon State Division of State Lands		775 Summer Street NE	Salem	OR	97301
29	Port of Portland		P.O. Box 3529	Portland	OR	97208
30	Portland & Western Railroad, Inc.		1200 Howard Dr SE	Albany	OR	97321
31	Portland General Electric		121 SW Salmon St	Portland	OR	97204
32	Tri-Met		4012 SE 17th Ave	Portland	OR	97202
33	Tualatin Soil and Water Conservation District		7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
34	Tualatin Valley Irrigation Dist		2330 Elm St	Forest Grove	OR	97116
35	US Army Corps of Engineers		P.O. Box 2946	Portland	OR	97208
36	USPS	Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
37	Washington County	Assessment and Taxation Dept.	155 N 1st Ave	Hillsboro	OR	97123
38	Washington County	Enhanced Sheriff's Patrol Dist.	215 SW Adams Ave., MS-32	Hillsboro	OR	97123
39	Washington County	Health & Human Services	155 N 1st Ave, Ste. 170 MS-23	Hillsboro	OR	97124
40	Washington County	Housing Authority	161 NW Adams Ave, Suite 2000 MS 63	Hillsboro	OR	97124
41	Washington County Land Use & Transportation	Planning Division	155 N 1st Ave, Suite 350 MS 14	Hillsboro	OR	97124
42	Washington County Land Use & Transportation	Planning & Development Services	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
43	WCOCCA 9-1-1	Data Services	17911 NW Evergreen Pl	Beaverton	OR	97006
44	Ziply Fiber		4155 SW Cedar Hills Blvd	Beaverton	OR	97005
45	MCI Metro Access Transmission Services Corp		2250 NE Alcock Dr	Hillsboro	OR	97124

Cornelius

Oregon's Family Town

**NOTICE OF PUBLIC HEARING on
Cornelius Elementary School
DR-71-23 CUP/PUD-03-23**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **September 26, 2023 at 7:00 pm.** You may participate in the meeting in-person at the Cornelius City Council Chambers at 1355 N Barlow Street, online via the Zoom meeting platform at <https://.zoom.us/j/88657023542>, or by phone by calling 1- (253) 215-8782 and using Meeting ID: 886 5702 3542, to consider the following:

Request: A Type III Design Review and Planned Unit Development Conditional Use Permit (**DR-71-23/CUP/PUD-03-23**) application to replace an existing elementary school at 200 N. 14th Avenue with a new elementary school with parking and play areas while retaining the cafeteria and gym for repurposing at a later date.

Applicant: Forest Grove School District

Applicant's Representative: Melissa Slotemaker, AICP, AKS Engineering and Forestry.

Property Owner: Forest Grove School District

Location: 200 N. 14th Avenue

Map: Township 1 North, Range 3W Map 33 DD, Tax Lot 4500 ~ 8.32 acres in size

Zone: Corridor Commercial

Land Use Designation: Public Facilities, within Town Center

Applicable Review Criteria: Cornelius Municipal Code (CMC) 18.10 & 18.15 (Application & Review Procedures) and CMC 18.65 (Corridor Commercial (CC) Zoning District), CMC 18.100 (Site Design Review), CMC 18.105 (Conditional Use Permit), CMC 18.110 (Planned Unit Development), CMC 18.143 (Transportation Facilities), CMC 18.145 (Off Street Parking and Loading), and CMC 18.145 (Solar Access for New Development).

At the time and place listed above, all persons will be given a reasonable opportunity to testify either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the applicable criteria, cited above, upon which the proposal will be evaluated. 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 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 this point, all testimony is complete and the planning commission will deliberate on the facts and findings in the staff report and testimony.

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In order for an issue to be considered for appeal, it must be raised before the close of the record of the public hearing. 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. If no continuance is granted at the hearing, any participant in the hearing may request the record remain open for at least seven days after the hearing.

A copy of the application, all documents and evidence relied upon by staff and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle. 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 Barbara Fryer, Community Development Director, at (503) 357-3011, or barbara.fryer@corneliusor.gov.