

# Exhibit “C”

STATE OF OREGON        )  
  )  
COUNTY OF WASHINGTON )

**AFFIDAVIT OF MAILING**

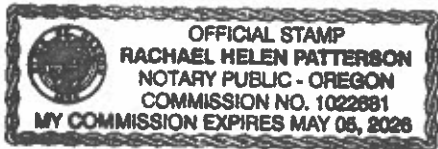
I, Tim Franz, being first duly sworn, depose and say:

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 to be placed in the United States Mail at Cornelius, Oregon.

Dated this 24 day of October, 2023

  
\_\_\_\_\_  
Signature

**SUBSCRIBED AND SWORN TO** before me this 24 day of October, 2023.



  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: 5-5-2026

Exhibit A 1/2

TINO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERADDR3	OWNERCITY	OWNER:	OWNERZIP
15304BB00701	GUTIERREZ, ISIDRO VENEGAS	GUTIERREZ, EZEQUIEL VENEGAS	184-186 S ALPINE DR		CORNELIUS	OR	97113
15304BB02200	WELLER, ANNA M	241 S ALPINE DR			CORNELIUS	OR	97113
1N333CC02800	AJS ENTERPRISES LLC	17104 SW GREEN HERON DR			SHERWOOD	OR	97140
15304BB00100	RUSSELL RESOURCES LLC	PO BOX 367			CORNELIUS	OR	97113
1N333CC03400	KB LAND DEVELOPMENT CO LLC	875 COUNTRY CLUB DR			EUGENE	OR	97401
1N333CC00901	CENTRO PROPERTIES LLC	PO BOX 708			CORNELIUS	OR	97113
15304BB02500	SALUAGO, JESUS AGUILAR	AGUILAR, NORMA VIRELAS DE	SAYAGO, HECTOR M AGUILAR ET AL	185-191 S ALPINE DR	CORNELIUS	OR	97113
15304BB00200	RUSSELL RESOURCES LLC	PO BOX 367			CORNELIUS	OR	97113
15304BB00900	GOMEZ, MARIA DE LOURDES DURAN	GAONA, JESUS SAUCEDO	198 S ALPINE DR		CORNELIUS	OR	97113
15304BB01200	BAUTISTA, SALVADOR	MIRAMONTES, GUADALUPE MARY	250 S ALPINE DR		CORNELIUS	OR	97113
15304BB00600	FOREST GROVE SCHOOL DISTRICT	1728 MAIN ST			FOREST GROVE	OR	97116
1N333CC02600	HBH EQUITY LLC	5420 NW SEWELL RD			HILLSBORO	OR	97124
15304BB01500	GARCIA, MIGUEL LOEZA	REYES-ORTIZ, MARIA			CORNELIUS	OR	97113
15304BB00702	ROJAS, MARCIANO AGUILAR	180 S ALPINE ST			CORNELIUS	OR	97113
15304BB00400	AMBER WAVES LLC	386 S 27TH AVE			CORNELIUS	OR	97113
15304BB02300	BARRIGA, JUAN CONTRERAS	CHAVEZ, JUAN CARLOS AGUILAR	201 S ALPINE DR		CORNELIUS	OR	97113
1N333CC02900	KUNTZ ENTERPRISES LLC	PO BOX 329			CORNELIUS	OR	97113
15304BB00800	ROSALES, JOSE SAUL	188 S ALPINE ST			CORNELIUS	OR	97113
15304BB00300	TILDEN, RICHARD H REVOCABLE TRUST	TILDEN, ANN SNYDER REVOCABLE TRUST	PO BOX 25404		PORTLAND	OR	97298
1N333CC00900	GRANDE ANCHORAGE LTD	BY PACIFIC BELLS INC	1700 WASHINGTON ST		VANCOUVER	WA	98660
15304BB01300	CALDERON, JAIME ORTIZ	DEORTIZ, EVELIA JIMENEZ	274-282 S ALPINE DR		CORNELIUS	OR	97113
15304BB00700	WASHINGTON COUNTY	ATTN PROPERTY MANAGEMENT	169 N FIRST AVE, MS 42		HILLSBORO	OR	97124
1N333CC03100	F DAVIS PROPERTIES LLC	6950 NW KANSAS CITY RD			FOREST GROVE	OR	97116
15304BB01000	OLVERA, MAX & MARIA TERESA	214 S ALPINE DR			FOREST GROVE	OR	97116
15304BB01400	ORTIZ, JOSE SANCHEZ	ORTIZ, EFREN SANCHEZ	300 S ALPINE DR		CORNELIUS	OR	97113
1N333CC03200	F DAVIS PROPERTIES LLC	6950 NW KANSAS CITY RD			FOREST GROVE	OR	97116
15304BB02400	ORTIZ, ROBERTO V	ORTIZ, BLANCA L CALDERON RUIZ	199 S ALPINE DR		CORNELIUS	OR	97113
15304BB01100	LOPEZ, IVAN	224 S ALPINE DR			CORNELIUS	OR	97113
1N333CC02700	HBH EQUITY LLC	5420 NW SEWELL RD			HILLSBORO	OR	97124
15304BB00500	EAGLE CREST FG LLC	3225 LAVINA DR			FOREST GROVE	OR	97116

Exhibit A 2/2

	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 Feitz	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		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	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		Attn: Dawn Lucinio	PO Box 5069	Aloha	OR	97006
17	Forest Grove School District			1728 Main St	Forest Grove	OR	97116
18	Hillsboro School District		Attn: Casey Walteich	3083 NE 49th Place	Hillsboro	OR	97124
19	Home Builders Association		Attn: Justin Wood	15555 SW Bangly 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	Attn: Caleb Winter	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company			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	Portland	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		Attn: Grant Howell	121 SW Salmon St	Portland	OR	97204
32	Portland General Electric			4012 SE 17th Ave	Portland	OR	97204
33	Tri-Met			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
34	Tualatin Soil and Water Conservation District			2330 Elm St	Forest Grove	OR	97116
35	Tualatin Valley Irrigation Dist			P.O. Box 2946	Portland	OR	97208
36	US Army Corps of Engineers		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
37	USPS			155 N 1st Ave	Hillsboro	OR	97123
38	Washington County	Assessment and Taxation Dept.		215 SW Adams Ave., MS-32	Hillsboro	OR	97123
39	Washington County	Enhanced Sheriff's Patrol Dist.		155 N 1st Ave, Ste. 170 MS-23	Hillsboro	OR	97124
40	Washington County	Health & Human Services		161 NW Adams Ave, Suite 2000 MS 63	Hillsboro	OR	97124
41	Washington County	Housing Authority		155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
42	Washington County Land Use & Transportation	Planning Division	Attn: Paul Schaeffer, Senior Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
43	Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	17911 NW Evergreen Pl	Hillsboro	OR	97124
44	WCCCA 9-1-1	Data Services	Attn: Ian Crawford	4155 SW Cedar Hills Blvd	Beaverton	OR	97006
45	Ziply Fiber			2250 NE Aloolek Dr	Hillsboro	OR	97005
46	MCI Metro Access Transmission Services Corp						

# 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, **November 28, 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 Site Design Review (**DR-78-23**) and Land Partition Preliminary Plat (**LP-01-23**) application to divide the existing 2.32-acre lot into two new parcels with a tract of land. Parcel #1 will be approximately 46,619 sf in size and will include a Dental Office (4,800 sf) and a Coffee Shop (2,330 sf) with a drive-through window. The new building will be 7,130 sf in size, which includes a new on-site parking lot, trash enclosure, landscaping, storm water facility and frontage improvements constructed. Parcel #2 will be approximately 36,291 sf in size and will include on-site parking lot improvements, frontage improvements and a storm water facility. A future building pad will also be created on Parcel #2, but not developed at this time. Tract A will be approximately 18,761 sf in size, which will be for vegetated corridor boundary and existing wetland area.

**Applicant:** Nathan Palmer  
**Applicant's**  
**Consultant:** Melissa Slotemaker, AICP – AKS Engineering & Forestry  
**Property Owner:** Ann Snyder Tilden, Trustee Richard H. Tilden Administrative Trust  
**Location:** SE Corner of S 1<sup>st</sup> Avenue & Baseline Street  
**Map:** Township 1 South, Range 3 West, Map 4BB, Tax Lot #00300.  
**Zone:** Highway Commercial (C-2)

**Applicable Criteria:** CMC Title 17 Subdivisions, Chapter 17.05.030 Land Partition; CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2), Chapter 18.100 Site Design Review, Chapter 18.143 Transportation Facilities, Chapter 18.145 Off-Street Parking and Loading, 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 testify either for or against the proposal. Testimony may be 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 that point, all testimony is complete and the Planning Commission will deliberate on the facts and findings in the staff report and testimony.

1 West Baseline Street Typical Sec  
MAY 12

