

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, **September 27, 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-129-22) for a new indoor recreational facility that will consist of six full sized tournament courts; a Type II 'One-Lot' Preliminary Land Partition (LP-03-22) to legally combine two tax lots into one new lot and a Type III Conditional Use Permit (CUP-04-22) to exceed the maximum 35-foot height of the zone by 3 feet 2 inches. The site is within the Highway Commercial (C-2) Zoning District. The project includes roadway improvements for Baseline Street, interior spaces for two mobile food vendors, on-site parking and landscaping.

Applicant: Samedy Kem
Property Owner: Russell Resources, LLC
Location: 271 Baseline Street, Cornelius OR 97113
Map: Map 1S304BB, Tax Lots #100 & #200
Zone: Highway Commercial (C-2)

Applicable Criteria: CMC Title 17: Subdivisions: Chapter 17.05 Land Divisions, CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2), Chapter 18.100 Site Design Review, Chapter 18.105 Conditional Use Permit, 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, the applicant may provide additional information on their proposal, interested persons will be allowed to speak for or against the proposal or to ask questions, Planning 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 Tim Franz, Senior Planner at (503) 357-3011 or tim.franz@corneliusor.gov, or Barbara Fryer, Community Development Director at (503) 357-3011 or barbara.fryer@corneliusor.gov.

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CANCELLED
2800,400-A1,

SEE MAP
IN 3 33C

OREGON STATE HIGHWAY NO. 8

(BASELINE STREET)

LEY

HIGHWAY

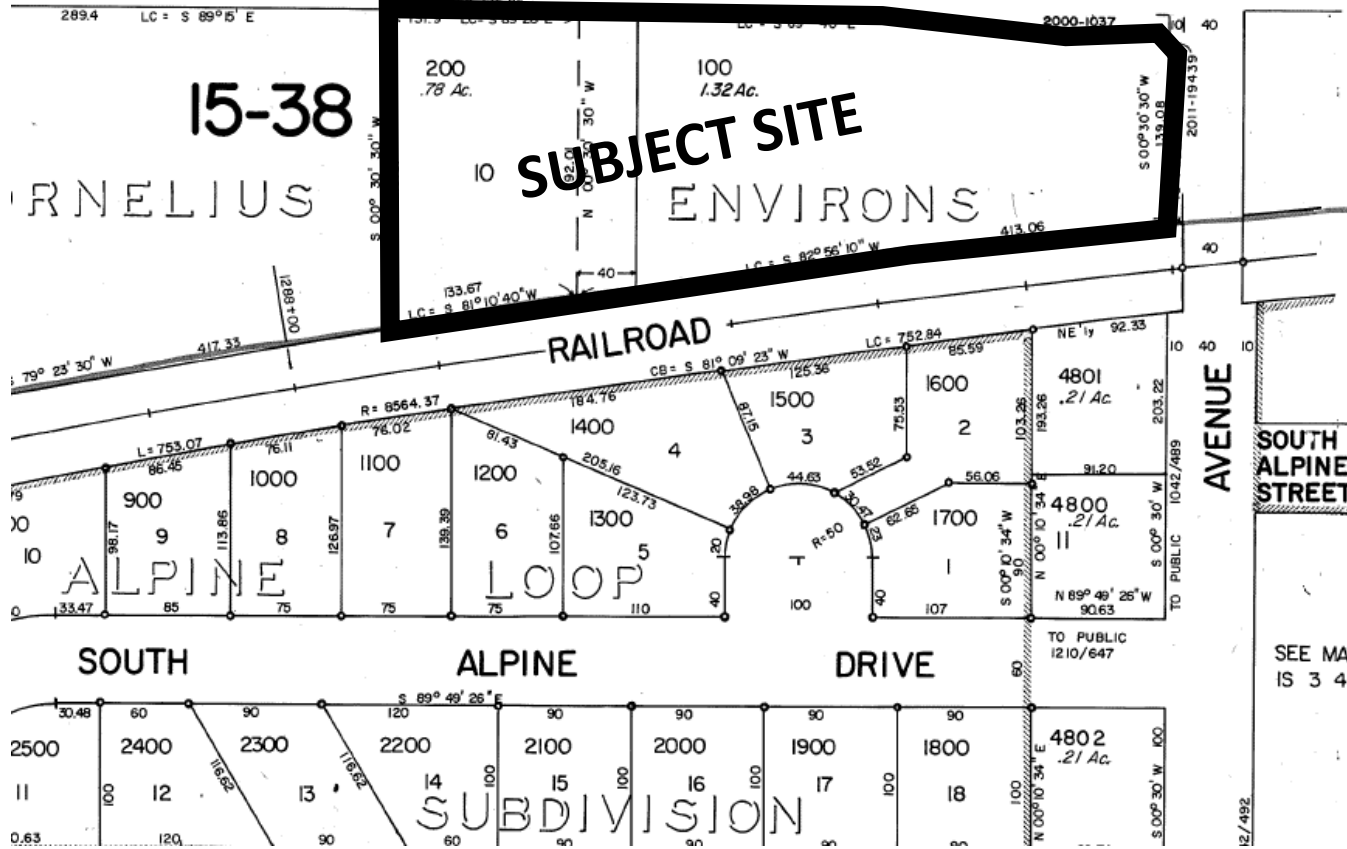
289.4 LC = S 89° 15' E

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ARNELIUS

SUBJECT SITE

ENVIRONS



AVENUE

SOUTH
ALPINE
STREET

SEE MAP
IS 3 48A

SUBDIVISION

