



## PLANNING COMMISSION MEETING AGENDA

Tuesday, April 22, 2025 – 7:00 PM  
Cornelius City Hall, Council Chambers  
1355 N Barlow Street – Cornelius, Oregon 97113

### Zoom Webinar

URL: [zoom.com](https://zoom.com)  
Meeting ID: 883 0240 3397  
Passcode: 462062

### TVCTV Live Stream

URL: [tvctv.org](https://tvctv.org)

### World – Live Translations

URL: [attend.worldly.ai/join](https://attend.worldly.ai/join)  
Session ID: OQK-0042  
Passcode: 500964

The City is committed to providing equal access to public meetings. Request for accommodation can be submitted to the City Recorder at least 48 hours before the meeting at: [cityrecorder@corneliusor.gov](mailto:cityrecorder@corneliusor.gov) or call (503) 357-9112.

*Si usted necesita esta información en Español, por favor llama al teléfono # 503 357-9112.*

#### 1. WELCOME and CALL TO ORDER

#### 2. APPROVAL OF PLANNING COMMISSION MINUTES - February 11, 2025, and March 11, 2025

#### 3. NEW BUSINESS:

#### 4. PUBLIC HEARINGS:

##### A. Legislative Application:

Staff: Barbara Fryer, Community Development Director

**Project Name:** Omnibus Title 17 Amendments

**Case File No.:** CMCA-02-25

**Applicant:** City of Cornelius

**Owner:** No Specific Property

**Location:** No Specific Property

**Legal:** No Specific Property

**Proposal:** A Type III Legislative Amendment to the Cornelius Municipal Code (CMC) Sections within Title 17 Land Division. The proposal is to address inconsistencies in final codification of a previous Amendment (CMCA 01-24).

**Applicable Criteria:** Cornelius Municipal Code (CMC) §1.05.110 Amendment and repeal of code sections, CMC §18.125 Amendments to the Zoning Ordinance and Oregon Statewide Planning Goals.

**5. PRESENTATION:** None

**6. OLD BUSINESS:** None

**7. ANNOUNCEMENTS:** Upcoming Planning Commission schedule.  
Staff: Barbara Fryer, Community Development Director

## **ADJOURNMENT**

**Order of Planning Commission Proceeding:** 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. The Planning Commission will make a recommendation to City Council or make a final decision, based upon the type of application. The Planning Commission may set a maximum time allowance of 3 or 5 minutes per testifier.

**Testimony Guidelines:** Testimony should avoid repetition of issues and should be based on the application criteria. 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.

**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. listed above. 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. listed above 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. listed above 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.