

Date: 04/22/2025



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**NOTICE IS HEREBY GIVEN** that on **May 13, 2025**, the City of Cornelius Planning Commission and on **June 2, 2025**, the Cornelius City Council will hold a public hearing regarding the adoption of an amendment to the Cornelius Municipal Code (CMCA 03-25). Both meetings **begin at 7:00 pm** and are held in person at Cornelius City Hall, 1355 N Barlow Street, in the City Council Chambers and remotely via the Zoom platform. Instructions on how to participate using the Zoom platform are listed on the back page of this notice. The City has determined that adoption of this ordinance may affect the permissible uses of your property and other properties in the affected zone and may change the value of your property.

**Public Hearing Notice:** Type IV – Legislative Municipal Code Amendment

**Case File No. CMCA-03-25**

**Project Name:** Chapter 18.90 Floodplain District Amendment

**Applicant:** City of Cornelius Community Development Department

**Site Address:** No specific property

**Legal Description:** No specific property

**Zones:** All FEMA Special Flood Hazard areas adjacent to the Tualatin River or Council Creek mapped by FEMA as A, A1-30, A99, AE, AH, AO, or AR.

### **REQUEST**

A Type IV Legislative Amendment to the Cornelius Municipal Code (CMC) Title 18 Zoning, Chapter 18.90 Floodplain District (FP) to comply with the FEMA PICM Model Ordinance (Revised November 2024). The proposal adds definitions, modifies definitions, and adds standards for protection of Special Flood Hazard Area flood plain functions.

**For more information on the application, contact:** Barbara Fryer, Community Development Department Director, at 503 357 3011 or by email at [Barbara.Fryer@corneliusor.gov](mailto:Barbara.Fryer@corneliusor.gov)

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

**Order of Planning Commission and City Council Proceedings:** At the public hearing, the Planning Commission Chair, or Mayor 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 or Councilors may 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, or City Council, will deliberate on the facts and findings in the staff report and testimony. The Planning Commission will make a recommendation to the City Council. If the Planning Commission recommends adoption by the City Council, the City Council will hold a hearing and consider First and Second Ordinance Reading. The Planning Commission and/or City Council may set a maximum time allowance of 3 or 5 minutes per testifier.

**Written Testimony:** To submit written testimony on the day of the hearing, please send it via email to [Community.Development@corneliusor.gov](mailto:Community.Development@corneliusor.gov). Testimony received prior to 8:00 am on the day of the hearing will be posted to the agenda packet online. Testimony received after 8:00 am on the day of the hearing will be forwarded to the Planning Commission and will be made part of the record. To accept the testimony, the submission will require your name, address, and Case File No. **CMCA-03-25** when providing testimony so that the City can send the Notice of Decision to you along with appeal rights.

**In-Person Testimony:** To testify in-person fill out a yellow comment card. Be sure to note your name, address, and Case File No. **CMCA-03-25**. The Planning Commission Chair and City Recorder 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. **CMCA-03-25** 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, or Mayor, will call on participants who pre-registered. 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.

**Testimony Guidelines:** Testimony should avoid repetition of issues and should be based on the application criteria. Oregon Revised Statutes (ORS) 197.797 provides that under certain circumstances, the record may remain open, or a continuance may be granted, upon the request of a participant. 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.

**Meeting Details:**

In-Person: City Council Chambers at 1355 N Barlow Street

By Phone: Dial 1-253-215-8782

Virtually: [Zoom.us/Join](https://zoom.us/join)

Planning Commission: Meeting ID: 883 0240 3397 and Passcode: 462062.

City Council: Meeting ID: 834 7940 8874 and Passcode: 215546.

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EXHIBIT B

