



**PLANNING COMMISSION MEETING  
CORNELIUS CITY HALL, COUNCIL CHAMBERS**

**AUGUST 27, 2024  
7:00 PM**

**HYBRID MEETING:**

**In-Person:**

City Hall  
City Council Chambers  
1355 N Barlow Street,  
Cornelius, OR 97113

**Zoom:**

[Zoom.us/Join](https://zoom.us/join)  
Meeting ID: 834 7940 8874  
Passcode: 215546  
Or Dial: 1-253-215-8782

**AGENDA**

**CALL TO ORDER**

- 1. **WELCOME**
- 2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR:** April 23, 2024.
- 3. **NEW BUSINESS:** None
- 4. **PUBLIC HEARING: CMCA-01-24**

**Fryer**

**Project Name:** Omnibus Land Use-Related Amendment  
**Applicant:** City of Cornelius Community Development Department  
**Site Address:** No specific property  
**Legal Description:** No specific property  
**Zones:** All Zones

**REQUEST**

A Type IV Legislative Amendment to the Cornelius Municipal Code (CMC) to generally remove conflicts, provide clarity, and add certainty to the development process. Many of the changes are minor in nature and address a backlog of needed updates to the Municipal Code related to the Community Development Department.

- 5. **PRESENTATION:** None
- 6. **OLD BUSINESS:** None
- 7. **ANNOUNCEMENTS:** Upcoming Planning Commission schedule - (Fryer)

## ADJOURNMENT

**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 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 the City Council. The Planning Commission may set a maximum time allowance of 3 or 5 minutes per testifier. City Council will consider First and Second Ordinance Reading.

**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. **CMCA-01-24**. 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. **CMCA-01-24** 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. **CPA-CMCA-24** 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.