

# Exhibit C

STATE OF OREGON            )  
  )  
COUNTY OF WASHINGTON    )

**AFFIDAVIT OF MAILING**

I, Tim FRANK 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 23 day of September, 2024

[Signature]  
Signature

**SUBSCRIBED AND SWORN TO** before me this 23 day of September, 2024.



Rachael Bat  
Notary Public for Oregon

My commission expires: May 5, 2026

Exhibit A

Company Name	Department	Name	Address Line 1	City	State	ZIP Code
City of Cornelius			1355 N Barlow St	Cornelius	OR	97113
City of Forest Grove		Attn: Kate McGuire, Senior Planner	PO Box 326	Forest Grove	OR	97116
City of Hillsboro	Attn: City Recorder		150 E Main St	Hillsboro	OR	97123
Clean Water Services	Development Services Department	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
Comcast Cable Communications			11308 SW 68th Parkway	Tigard	OR	97223
Cornelius Rural Fire Protection Dist.			1355 N Barlow St	Cornelius	OR	97113
CPO 12C			325 NW 334th Ave.	Hillsboro	OR	97124
CPO Coordinators			155 N 1st Ave, Suite 370 M-5 20	Hillsboro	OR	97124
Department of Economic Development			775 Summer St, NE	Salem	OR	97301
Department of Energy			550 Capitol St NE FL 1	Salem	OR	97301
DEQ			700 NE Multnomah St Ste. 600	Portland	OR	97232
Dept of Land Conservation and Development		Attn: Laura Kelly	635 Capital Street NE, Suite 150	Salem	OR	97301
Dept of Land Use & Transportation	County Surveyors Office	Attn: Scott Young	155 N 1st Ave. Ste #350-15	Hillsboro	OR	97124
District 18 Watermaster			1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
Evergreen Disposal & Recycling	Attn: Dawn Lucinio		PO Box 5069	Aloha	OR	97006
Forest Grove School District			1728 Main St	Forest Grove	OR	97116
Hillsboro School District		Attn: Saleeh Haghughu Khochkhou	4901 SE Witch Hazel RD	Hillsboro	OR	97123
Home Builders Association		Attn: Preston Korst	15555 SW Bangy Road Suite 301	Lake Oswego	OR	97035
METRO Parks		Attn: Will Duyck, President of the Board	600 NE Grand Ave	Portland	OR	97232
Metro Regional Services	Compliance Coordinator		600 NE Grand Ave.	Portland	OR	97232
Metro Regional Services	Senior Transportation Planner	Attn: Caleb Winter	600 NE Grand Ave.	Portland	OR	97232
NW Natural Gas Company		Attn: Ieene Hyatt	250 SW Taylor St.	Portland	OR	97204
Washington Service Center	NW Regional Education Services District		5825 NE Ray Cir	Hillsboro	OR	97124
ODOOT Rail Division			555 13th St. NE Suite 3	Salem	OR	97301
ODOOT Region 1	Development Review Program		123 NW Flanders	Portland	OR	97209
Oregon State Dept. of Fish & Wildlife			4034 Fairview Industrial Dr SE	Salem	OR	97302
Oregon State Division of State Lands			775 Summer Street NE	Salem	OR	97301
Port of Portland			P.O. Box 3529	Portland	OR	97208
Portland & Western Railroad, Inc.			1200 Howard Dr SE	Albany	OR	97321
Portland General Electric			121 SW Salmon St	Portland	OR	97204
Portland General Electric		Attn: Grant Howell	121 SW Salmon St	Portland	OR	97204
Portland General Electric			4012 SE 17th Ave	Portland	OR	97202
Tri-Met			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
Tualatin Soil and Water Conservation District			2330 Elm St	Forest Grove	OR	97116
Tualatin Valley Irrigation Dist			P.O. Box 2946	Portland	OR	97208
US Army Corps of Engineers		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
USPS			155 N 1st Ave	Hillsboro	OR	97124
Washington County	Assessment and Taxation Dept.		215 SW Adams Ave., MS-32	Hillsboro	OR	97123
Washington County	Enhanced Sheriff's Patrol Dist.		155 N 1st Ave, Ste. 170 MS-23	Hillsboro	OR	97124
Washington County	Health & Human Services		161 NW Adams Ave, Suite 2000 MS 63	Hillsboro	OR	97124
Washington County	Housing Authority		155 N 1st Ave, Ste. 170 MS-5	Hillsboro	OR	97124
Washington County	Mosquito Control	Attn: Kenny Carver	1400 SW Walnut St. #241	Hillsboro	OR	97123
Washington County Land Use & Transportation	Urban Road Maintenance District	Attn: Tony Mills	155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
Washington County Land Use & Transportation	Planning Division	Attn: Paul Schaeffer, Senior Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	5900 NE Pinefarm Ct	Hillsboro	OR	97124
WCCCA 9-1-1	Data Services	Attn: Ian Crawford	4155 SW Cedar Hills Blvd	Beaverton	OR	97005
Ziply Fiber			2250 NE Alcieck Dr	Hillsboro	OR	97124
MCI Metro Access Transmission Services Corp	Undeliverable		Notice Return on 2/3/2024, 3/2/2024, 3/6/2024			

Exhibit A cont.

TINO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERADDR3	CITY	STATE	ZIPCODE
1N334DC03700	AGUIAR-GAMEZ, JUVENAL	2773 N CLARK CT			CORNELIUS	OR	97113
15303AB04600	BROCKWAY, ANDREW	2666 S ALPINE ST			CORNELIUS	OR	97113
1N334DC03600	CASTANEDA, JORGE L GUZMAN	FRANCO, NOEMI SANCHEZ	2680 S ALPINE ST		CORNELIUS	OR	97113
1N334DC04700	CONTRERAS, EDUARDO M &	MARTINEZ, INDALECIO A	2795 N CLARK CT		CORNELIUS	OR	97113
1N334DC04400	CORNELIUS CINEMAS 2 LLC	16055 SW WALKER RD #425			BEAVERTON	OR	97006
1N334DC09000	CORNELIUS VILLAGE CONDOMINIUM,	35 CORTE MADERA AVE			MILL VALLEY	CA	94941
1N334DC01401	CORNELIUS, CITY OF	THE OWNERS OF ALL UNITS	ADDRESS UNAVAILABLE				00000
1N334DC03900	CORTES, RAMIRO CHAVEZ	1355 N BARLOW ST			CORNELIUS	OR	97113
1N334DC01900	CYP-CORNELIUS OR LLC	ALVARADO, ENRIQUE CHAVEZ	523 SE 18TH AVE		HILLSBORO	OR	97123
1N334DC02900	DAWSON, DANNY K & SANDRA L	2188 SW PARK PL STE 100			PORTLAND	OR	97205
1N334DC01500	FLYING CARPET LLC	690 SW 173RD AVE			BEAVERTON	OR	97006
1N334DC03000	GARCIA, CELEDONIO & FELIX	BY SHIRPAK, BAHMAN REFAEI	9250 TERWILLIGER BLVD		PORTLAND	OR	97219
15303AB04800	GARLAND, MARVIN J & MARLA J KENT REVOCAB	2783 N BARLOW CT			CORNELIUS	OR	97113
1N334DC04400	GONZALEZ, JOSE	BY GARLAND, MARVIN J & KENT, MARLA J TRS	32333 SW LAUREL RD		HILLSBORO	OR	97123
1N334DC03200	HACKNEY, TORI	3985 EDISON RD NE	2628 S ALPINE ST		CORNELIUS	OR	97113
15303AA00400	HANEY INDUSTRIAL PROPERTIES INC	BY NAI ELLIOTT	901 NE GILSAN ST STE 200		CORNELIUS	OR	97113
1N334DC09020	HANS & EUGENE LLC	14425 SW ALLEN BLVD			PORTLAND	OR	97232
1N334DC03300	HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000			BEAVERTON	OR	97005
1N334DC04800	LEE, JOHN	BY SICAT, JULIETA B TR	PO BOX 230102		HILLSBORO	OR	97124
15303AB04500	LEWIS CONTROLS, INC	9167 NW KAISER RD			TIGARD	OR	97281
1N334DC01902	LEVVA, JONATHON GONZALEZ	PO BOX 526			PORTLAND	OR	97231
1N334DC01400	MARDIC LLC	2642 S ALPINE ST			CORNELIUS	OR	97113
15303AA03500	MELLI, BILAL	BY RICHARD E CAMPBELL	16193 NW CANTERWOOD WAY		CORNELIUS	OR	97113
1N334DC03800	MESSEMER, MICHAEL T	7435 SW 87TH			PORTLAND	OR	97223
1N334DC01901	MORENO-MORENO, FRANCISCA	2794 S ALPINE ST			PORTLAND	OR	97223
1N334DC01600	SHELDON MANUFACTURING INC	ROJAS, JAIME	16193 NW CANTERWOOD WAY		PORTLAND	OR	97223
1N334DC03400	TIME INVESTMENT INC	BY FLYING CARPET LLC			CORNELIUS	OR	97113
15303AB04900	VALADEZ, FRANCISCO J & PATRICIA	46180 SW MAPLE LN			CORNELIUS	OR	97113
1N334DC03100	VINCENT, JOHNSON	2702 S ALPINE ST			GASTON	OR	97119
15303AB05000	WHARTON, JOSHUA R	JOSEPH, DALIA	9831 SW WESTHAVEN DR		CORNELIUS	OR	97225
		2730 S ALPINE ST			PORTLAND	OR	97225
					CORNELIUS	OR	97113



**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **October 22, 2024 at 7:00 pm.** The meeting will be held in-person at Cornelius City Hall, 1355 N Barlow Street, in the City Council Chambers and remotely via the Zoom platform, as noted on page 3.

**Case File No. DR-33-24, CUP-02-24 & AR-01-24**

**APPLICANT:** Braden Bernards  
**OWNER:** CVP- Cornelius OR, LLC & Cornelius Cinemas 2, LLC  
**LOCATION:** 2612 Baseline Street & 200 N 26<sup>th</sup> Avenue

**PROPOSAL:** A Type III Site Design Review (DR-33-24), Type II Conditional Use Permit (CUP-02-24) and Administrative Relief (AR-01-24) application to develop a commercially zoned property for a new 2,186 SF Wendy's restaurant and new 2,313 SF Chipotle restaurant. The new developments will include new parking lots, landscaping, vehicle drive-thru's, and other supporting amenities. The applicant is applying for Administrative Relief, to reduce the required 10-vehicle stacking reservoir to 9-vehicles for the Chipotle drive-thru lane.

**LEGAL:** T 01 N, R 03 W, Map 34DC, Tax lot 1900 & 4700.  
**ZONING:** Highway Commercial, C-2

**REVIEW**

**CRITERIA:** Chapters 18.10 & 18.15 (Application & Review Procedures); Chapter 18.45 (Highway Commercial, C-2); Chapter 18.100 (Site Design Review); Chapter 18.105 (Conditional Use Permit); Chapter 18.141 (Administrative Relief); Chapter 18.145 (Off-Street Parking and Loading) and Chapter 18.155 (Solar Access for New Development)

**Order of Planning Commission Proceedings:** 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 decision. The Planning Commission may set a maximum time allowance of 3 or 5 minutes per testifier.

**Written Testimony:** To submit written testimony prior to the hearing please send it as 'testimony' 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, it will need your name, address, and the Case File No. **DR-33-24, CUP-02-24 & AR-01-24** 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 the Case File No. **DR-33-24, CUP-02-24 & AR-01-24**. The Planning Commission Chair will call on participants who have submitted a yellow card in the order received.

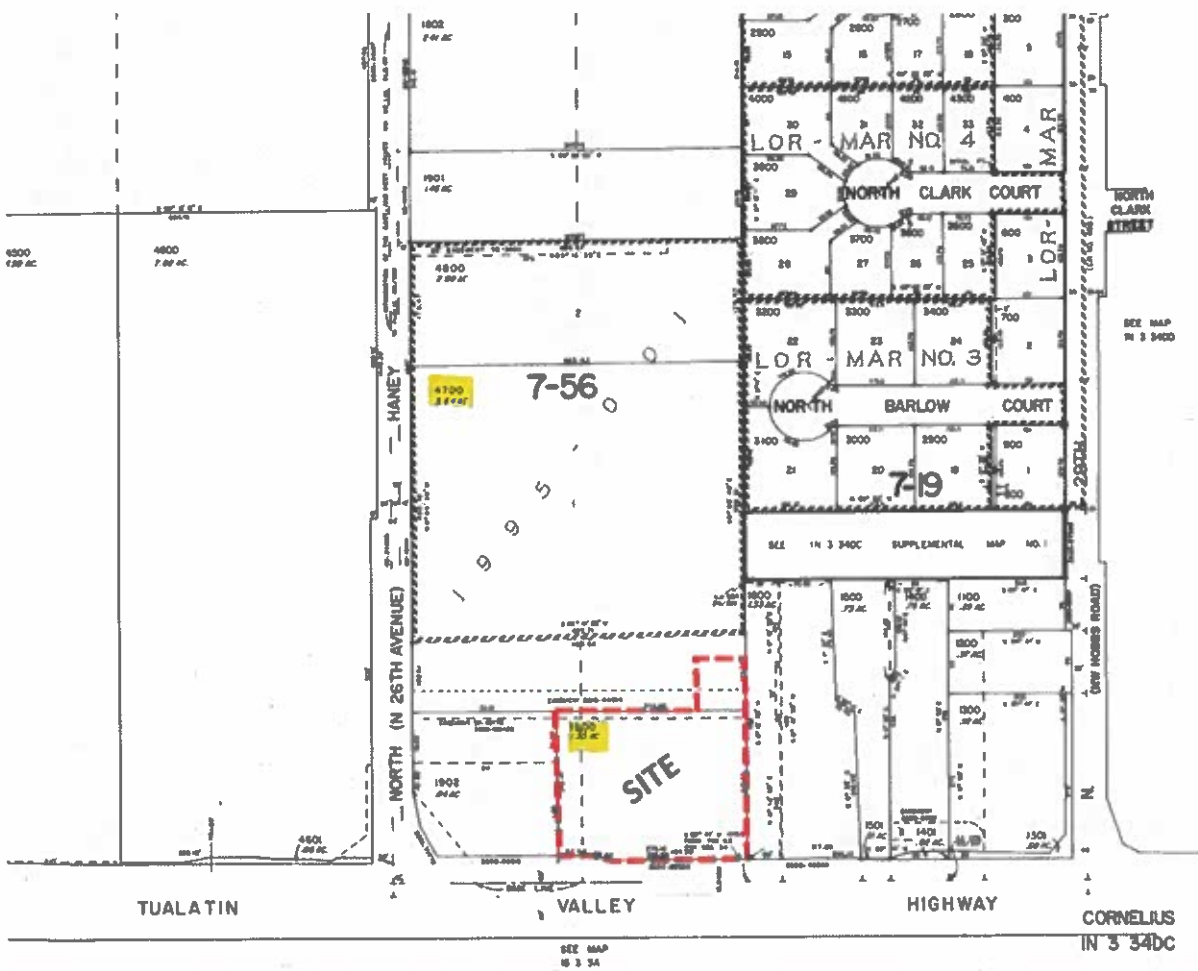
**Virtual Testimony:** To testify virtually, pre-register by providing your name, address, Zoom account name, and Case File No. **DR-33-24, CUP-02-24 & AR-01-24** by email to [Community.Development@corneliusor.gov](mailto:Community.Development@corneliusor.gov) prior to 5:00 pm on the day of the hearing. 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; include your name, address, Zoom account name, and the Case File No. **DR-33-24, CUP-02-24 & AR-01-24** 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.

**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.

**For more information on the application, contact:** Tim Franz, Senior Planner, at 503 357-3011 or by email at [tim.franz@corneliusor.gov](mailto:tim.franz@corneliusor.gov).

Join us  
In-Person at the City Council Chambers at 1355 N Barlow Street;  
Virtually at [Zoom.us/Join](https://zoom.us/join) Meeting ID: 834 7940 8874 and Passcode: 215546.  
You can also call in to listen to the meeting by dialing 1-253-215-8782.



**Tax Map and location of the project**

