



Planning Commission
Community Auditorium
1915 Main Street, Forest Grove, OR
Monday, October 1st, 2018, 7:00 pm

1. **CALL TO ORDER:**

Chair Tom Beck called the meeting to order at 7:02 p.m. Roll Call:

Planning Commission Present: Tom Beck, Chair; Phil Ruder, Vice Chair; Commissioners Dale Smith, Lisa Nakajima, Sebastian Lawler, Hugo Rojas, and Ginny Sanderson.

Planning Commission Excused: None.

Staff Present: CD Director Bryan Pohl; Chris Crean, City Attorney; Cassi Bergstrom, Planning Commission Coordinator.

2. **PUBLIC MEETING:**

A. **PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:**

None.

B. **PUBLIC HEARING:**

(1.) File No. 311-18-000029-PLNG –Amend the Forest Grove Development Code Article 8 *Hazards and Resources* and Article 12 *Definitions* to revise Flood Damage Prevention Regulations and Definitions

Chair Tom Beck opened the public hearing, reading the applicable review criteria and called for the staff report.

Bryan Pohl, Community Development Director, gave the staff report. Mr. Pohl explained the timeline of events that occurred and why the Development Code needs to be amended immediately. In 2016 the Flood Plain Ordinance was revised as requested, being audited and overseen by the State Department of Land Conservation and Development. On September 5th, 2018, a letter was sent by FEMA to the city stating that changes are needed to be done to the Flood Plain Ordinance. If those changes were not made by the October 19th deadline given, the city would be suspended from the National Flood Insurance Program (NFIP). Mr. Pohl explained what the worst case scenarios could be from that consequence. Once Planning Commission makes their recommendation tonight, it will then be forwarded to City Council on October 8th for the first and second readings in order

to put the revisions into effect. The changes are mostly done to correct definitions and consistencies within the code

Commissioner Rojas inquired why this is such a rush and if Forest Grove is the only jurisdiction facing this time crunch. Mr. Pohl stated that many jurisdictions are facing this change and an extension was requested by staff but denied. When FEMA says something needs to be done they make the deadline tight in order for jurisdictions to get the revisions done in a timely manner.

Chair Beck asked if there is any reason not to make the changes, and Mr. Pohl responded that there are no new regulations. Chair Beck asked for the city to provide at a future meeting current Development Code regarding building within the flood plain.

Commissioner Lawler requested a map of the flood plains within Forest Grove at a future meeting.

CORRESPONDENCE:

None.

PROPOSERS:

None.

OPPOSERS:

None.

OTHER:

None.

Chair Beck closed the public hearing at 7:15 p.m.

COMMISSIONER DISCUSSION:

Chair Beck opened up the floor for discussion, and there were no other questions or comments.

Vice Chair Phil Ruder moved a motion to recommend the file number 311-18-000029-PLNG to amend the Forest Grove Development Code Article 8 *Hazards and Resources* and Article 12 *Definitions* to revise Flood Damage Prevention Regulations and Definitions. Commissioner Smith seconded.

Roll Call Vote: AYES: Chair Beck; Vice Chair Ruder; Commissioners Nakajima, Smith, Rojas, Lawler, and Sanderson. NOES: None. ABSENT: None. MOTION CARRIED 7-0.

2.3 ACTION ITEMS:

None.

2.4 WORK SESSION ITEMS:

None.

3.0 BUSINESS MEETING:

3.1 APPROVAL OF MINUTES:

Commissioner Sanderson noted that the minute heading needs to reflect the date of the meeting. With the correction made, Commissioner Smith moved a motion to approve the minutes of the September 7th, 2018 meeting. Chair Beck seconded. Motion passed 7-0.

3.2 REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:

None.

3.4 DIRECTOR'S REPORT:

Mr. Pohl informed the Commission that there will be future work sessions for development code updates and edits.

Mr. Pohl updated the Commission on the Tualatin Valley Highway Improvement Plan. The city was awarded a grant by ODOT in an approximate amount of \$200,000. The city is currently working on an RFP with ODOT and a selection committee will be created to select the consultant.

Commissioner Lawler stated that there is an Ad Hoc Committee regarding the City Commissions and wondered when it will affect Planning Commission. Mr. Pohl stated that it will not be affecting the Planning Commission.

Chair Beck inquired about the restructuring of the Engineering and Community Development Departments. Mr. Pohl did not have an update.

3.5 ANNOUNCEMENT OF NEXT MEETING:

The next meeting is to be determined.

3.6 ADJOURNMENT:

The meeting was adjourned at 7:24 p.m.

Respectfully submitted by:



Cassi Bergstrom

Planning Commission Coordinator