Street Re-Naming
Staff Report and Recommendation

Community Development Department, Planning Division

Report Date	September 27, 2019
Hearing Date	October 7, 2019
Land Use Request	Renaming a segment of 15th Avenue
File Number	311-19-000024-PLNG
Property Location	15th Avenue and 15th Place Rights-of-Way
Legal Description	Not Applicable
Applicant	City of Forest Grove PO Box 326 Forest Grove, Oregon 97116
Comprehensive Plan Designation	Not Applicable
Zoning Map Designation	Not Applicable
Historic District	Not Applicable
Applicable Decision Considerations, Standards and Criteria	ORS 227.120 *Procedure and Approval for Renaming Streets*
Reviewing Staff	James Reitz (AICP), Senior Planner
Recommendation	Staff recommends that the Planning Commission forward the application to the City Council with a positive recommendation.

I. LAND USE HISTORY

The street segment from Crescent Drive to Larch Street is officially designated as 15th Avenue, while the segment from Larch Street to Maple Street is officially designated as 15th Place. Despite the different names, the City's Utility Billing database indicates that most of the parcels along this street are identified with "Place" addresses, and the street is already sign-posted as 15th Place along its entirety (see maps and photos in Exhibit B – PowerPoint).

Staff at the Washington County Consolidated Communications Agency (WCCCA) has noted that this anomaly can result in a delayed response to an emergency call. (WCCCA was formed in 1985. It was established to provide 9-1-1 service and public safety communications for police, fire, and emergency medical service for participating jurisdictions, including Forest Grove).

This anomaly has existed since 1964. When the Sheelar Manor plats were recorded (starting in 1953 and extending into 1964) the east/west street within those plats was identified as 15th Avenue. When the adjacent University Park plat was recorded in 1963, this same street was identified as 15th Place. It is unknown why 15th Avenue was not simply continued.

II. DESCRIPTION OF PROPOSAL

The proposal would officially designate the entire street segment located east of Crescent Drive to Maple Street as 15th Place. Because the City's Utility Billing database indicates that most of the parcels along this street segment are already identified with "Place" addresses, and the street signs along the entire segment already indicate 15th Place, changing the official street name to match would be the least disruptive action for property owners and residents.

The existing house numbers would remain unchanged with one exception. The parcel located at 1510 Crescent Drive is an "island" surrounded by parcels with a 15th Avenue address. To remove it from its "island" status, this parcel would be changed to a 15th Place address concurrent with the street name change. It would change to an odd number because it is located on the north side of the street.

III. PROCEDURAL REQUIREMENTS

ORS 227.120 *Procedure and Approval for Renaming Streets* requires that notice be provided in the local paper "not less than once within the week prior to the week within which the hearing is to be held..." To satisfy this requirement, notice was published in the Forest Grove *News-Times* on September 25 and October 4, 2019. Additional notice will be published prior to the City Council hearing.

In addition, because this is a Type IV review, Development Code §17.1.715 requires that affected property owners also be mailed notice. Notice was mailed on September 15, 2019 to all property owners on 15th Avenue and 15th Place between Crescent Drive and Maple Street. Notice was also mailed to those properties within 300 feet of this street segment. Additional notice will be mailed prior to the City Council hearing.

IV. FINDINGS

ORS 227.120 identifies only one criterion to be satisfied: that the proposed name change would be in the "best interest of the city...."

Finding: When the Sheelar Manor plats were recorded (starting in 1953 and extending into 1964) the east/west street within those plats was identified as 15th Avenue. When the adjacent University Park plat was recorded in 1963, this same street was identified as 15th Place. It is unknown why 15th Avenue was not simply continued.

Finding: Staff at the Washington County Consolidated Communications Agency (WCCCA) has noted that a discrepancy in a street name can result in a delayed response to an emergency call.

Finding: The City's Utility Billing database indicates that most of the parcels along this street segment are already identified with "Place" addresses.

Finding: The parcel located at 1510 Crescent Drive is an "island" surrounded by parcels with 15th Avenue addresses. Because this address is out-of-sequence with the surrounding addresses, this discrepancy can also result in a delayed response to an emergency call.

Finding: Property owners, residents, the U.S. Postal Service, municipal and county governments, telephone companies, commercial mapping providers, the 9-1-1 center, and emergency responders all need to have a shared understanding of the official address for every property.

Finding: The street signs along the entire street segment between Crescent Drive and Maple Street already indicate 15th Place.

Conclusion: Because most of the parcels along this street segment are already identified with "Place" addresses, changing the official street name to 15th Place would be in the best interest of the city because it would correct a historic anomaly, ensure that there is no confusion about the street name, and would be minimally disruptive to the property owners and residents.

V. ALTERNATIVES

The Planning Commission has the following alternatives:

1. Recommend approval as proposed; or
2. Recommend approval with modifications; or
3. Recommend denial; or
4. Continue deliberations to a date certain.

VI. SUMMARY AND RECOMMENDATION

The proposed street re-naming and one site re-addressing would correct two historic errors and help ensure the timely dispatch of emergency responders. Therefore, staff recommends that the Planning Commission forward the application to the City Council with a positive recommendation.

VII. LIST OF EXHIBITS

The following attachments are part of the staff report and entered into the record as evidence for this application at the time this staff report was written. Exhibits received after the date of this report will be marked beginning with the next consecutive letter and will be entered into the record at the time the public hearing is opened, prior to oral testimony.

Exhibit A	ORS 227.120 *Procedure and Approval for Renaming Streets*
Exhibit B	PowerPoint Slides
Exhibit C	Ian Crawford (WCCCA 9-1-1 Data Services) email dated September 4, 2019
Exhibit D	Heather LaBonte (Washington County Cartography Assistant) email dated August 16, 2019
Exhibit E	Correspondence Received

EXHIBIT A

2017 ORS 227.120 Procedure and approval for renaming streets

Within six miles of the limits of any city, the commission, if there is one, or if no such commission legally exists, then the city engineer, shall recommend to the city council the renaming of any existing street, highway or road, other than a county road or state highway, if in the judgment of the commission, or if no such commission legally exists, then in the judgment of the city engineer, such renaming is in the best interest of the city and the six mile area. Upon receiving such recommendation the council shall afford persons particularly interested, and the general public, an opportunity to be heard, at a time and place to be specified in a notice of hearing published in a newspaper of general circulation within the municipality and the six mile area not less than once within the week prior to the week within which the hearing is to be held. After such opportunity for hearing has been afforded, the city council by ordinance shall rename the street or highway in accordance with the recommendation or by resolution shall reject the recommendation. A certified copy of each such ordinance shall be filed for record with the county clerk or recorder, and a like copy shall be filed with the county assessor and county surveyor. The county surveyor shall enter the new names of such streets and roads in red ink on the county surveyor's copy of any filed plat and tracing thereof which may be affected, together with appropriate notations concerning the same. The original plat may not be corrected or changed after it is recorded with the county clerk. [Amended by 2001 c.173 §4]

EXHIBIT B

POWERPOINT

FOREST GROVE OREGON

15th Avenue Renaming

James Reitz, AICP
Senior Planner

10/07/19

BACKGROUND

These addresses would be affected by the street name change

WashCo GIS Addressing	Utility Billing Addressing
2737 15th Ave	2737 15TH AVE
2739 15th Ave	2739 15TH PL
2743 15th Ave	2743 15TH PL
2751 15th Ave	2751 15TH PL
2759 15th Ave	2759 15TH PL
2801 15th Ave	2801 15TH PL
2809 15th Ave	2809 15TH PL
2817 15th Ave	2817 15TH PL
2825 15th Ave	2825 15TH PL
2915 15th Ave	2915 15TH PL
3007 15th Ave	3007 15TH PL
2908 15th Ave	2908 15TH PL
2836 15th Ave	2836 15TH PL
2830 15th Ave	2830 15TH PL
2822 15th Ave	2822 15TH PL
2814 15th Ave	2814 15TH PL
2806 15th Ave	2806 15TH PL
2752 15th Ave	2752 15TH PL
2740 15th Ave	2740 15TH PL
2732 15th Ave	2732 15TH PL

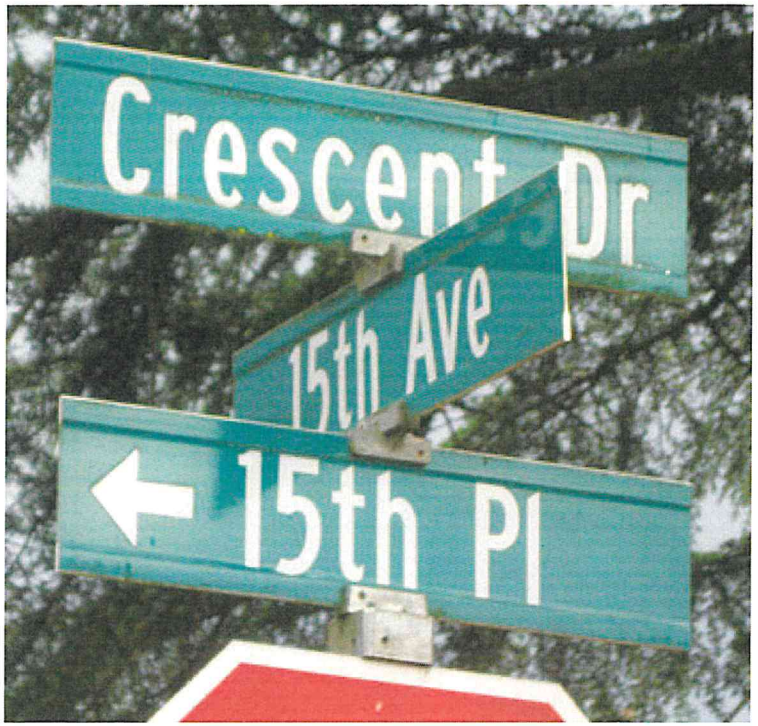
VICINITY MAP

FOREST GROVE OREGON

STREET SIGNAGE

WEST END

15th Avenue / Crescent Drive / 15th Place Intersection



EAST END

15th Place / Maple Street Intersection

FOREST GROVE OREGON

WHY IS THIS A PROBLEM?

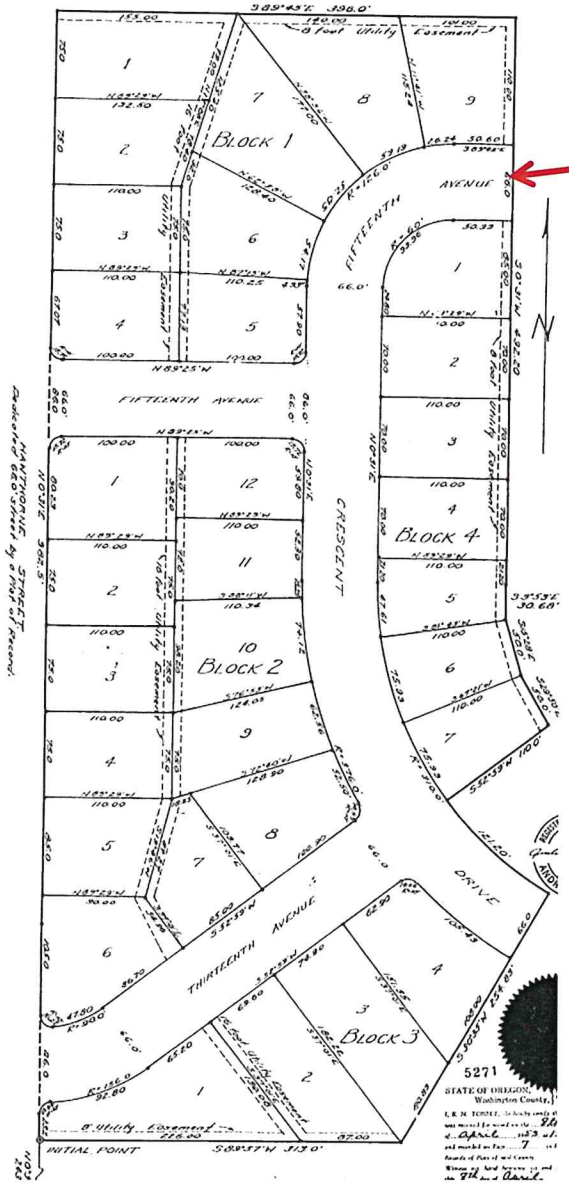
- Property owners, residents, the U.S. Postal Service, municipal and county governments, telephone companies, commercial mapping providers, the 9-1-1 center, and emergency responders all need to have a shared understanding of the official address for every property.
- Emergency responders are dispatched to an address as shown in the official record, but –
  - Residents are using 15th Place addresses even if they are officially located on 15th Avenue.
- Result: There is a conflict between the official addresses and those that are in common usage.

HOW DID THIS HAPPEN?

Sheelar Manor 1 platted 1953 – 15th Avenue
Sheelar Manor 2 platted 1954 – 15th Avenue
Sheelar Manor 3 platted 1964 – 15th Avenue
University Park platted 1963 – 15th Place

It is not known why 15th Avenue was not simply continued with the University Park plat.

SHEELAR MANOR 1 - 1953



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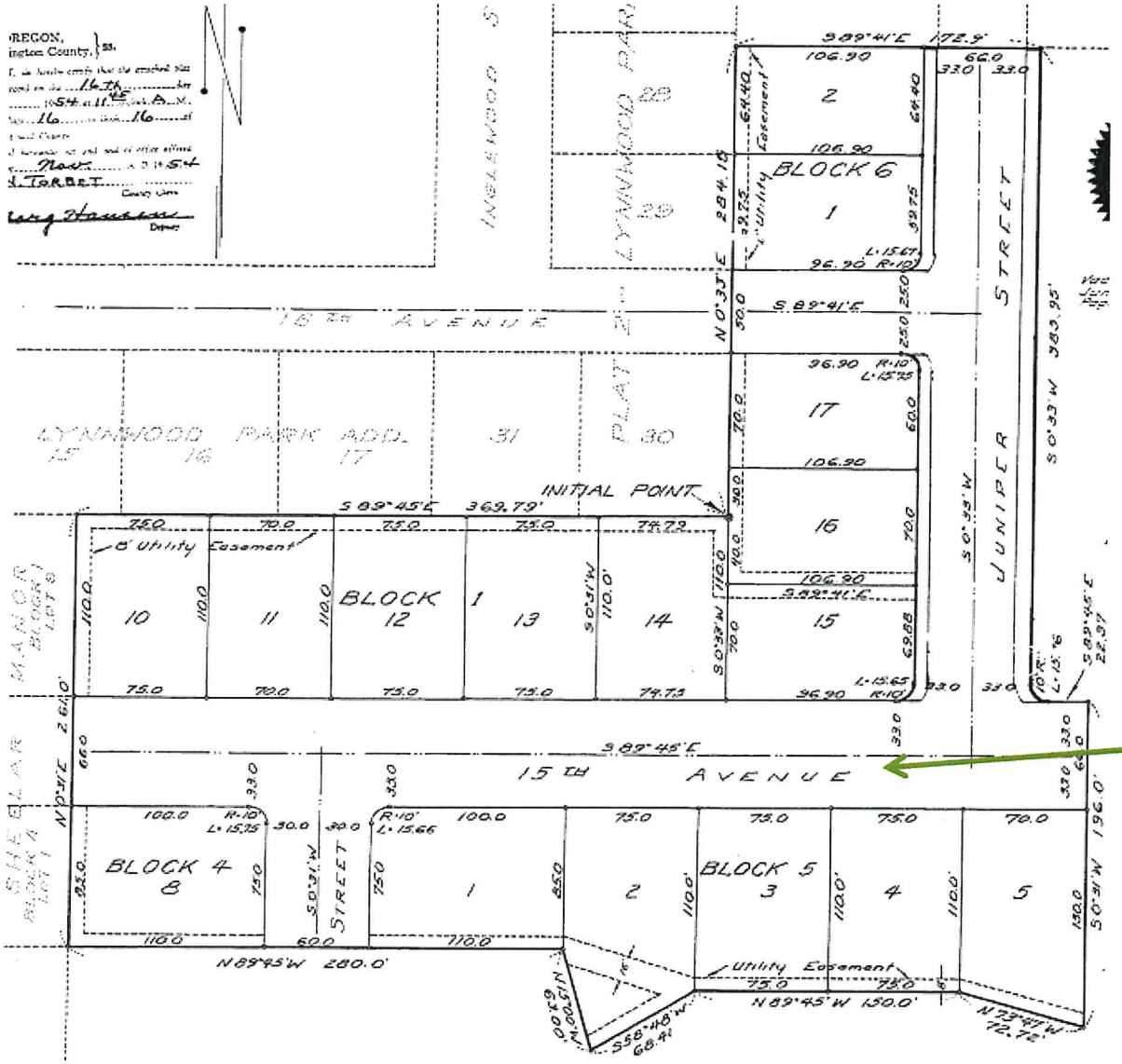
SHEELAR MANOR 2 - 1954



15th Avenue

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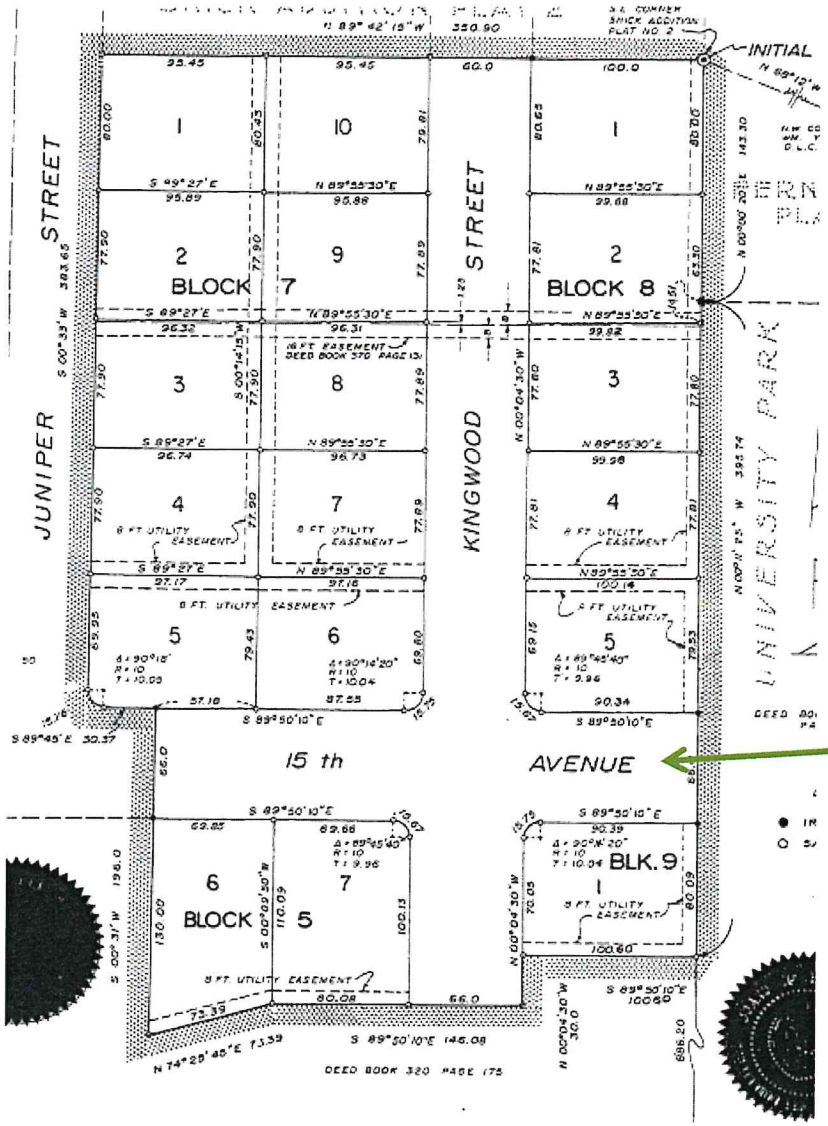
SHEELAR MANOR 3 - 1964



15th Avenue

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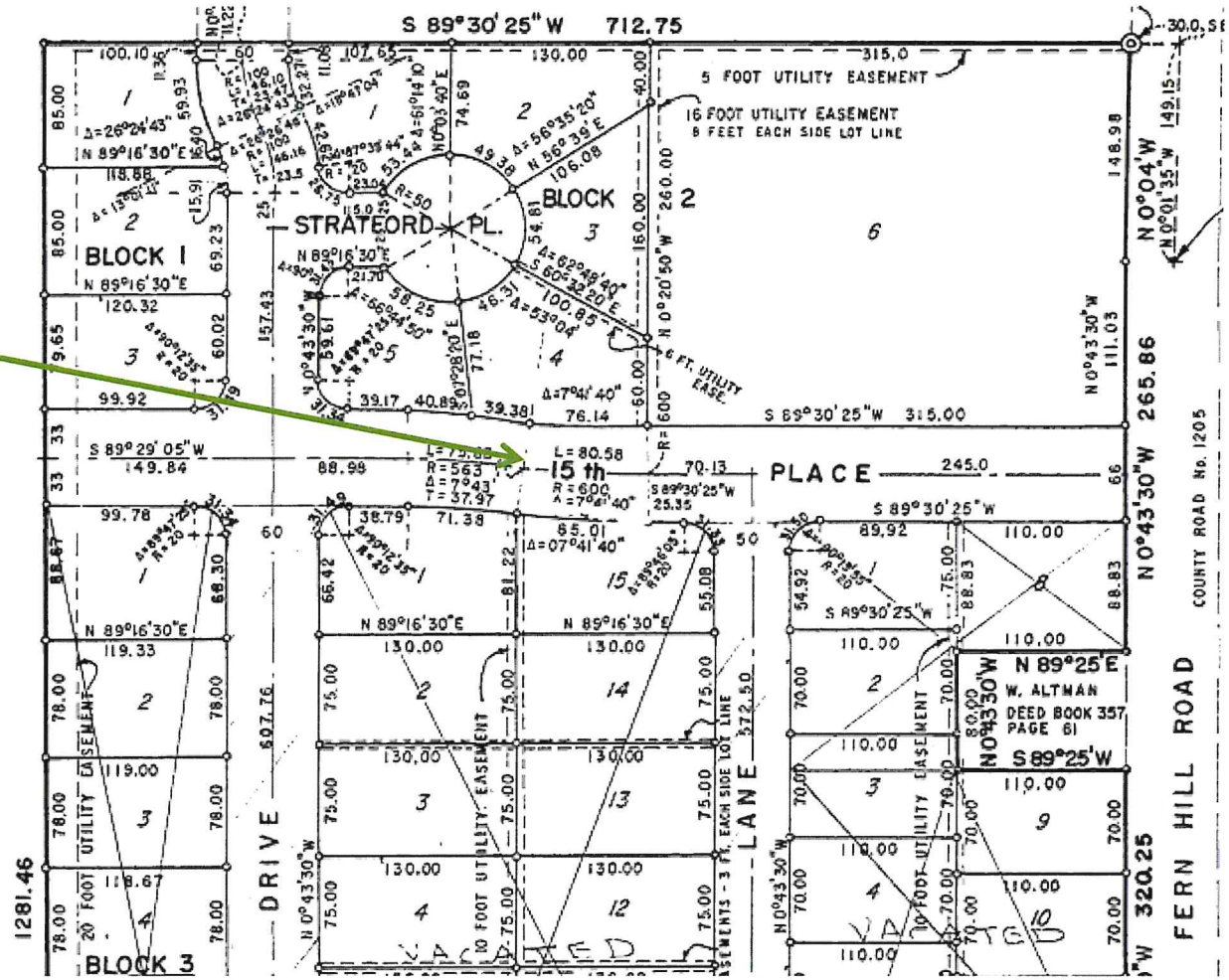
UNIVERSITY PARK - 1963

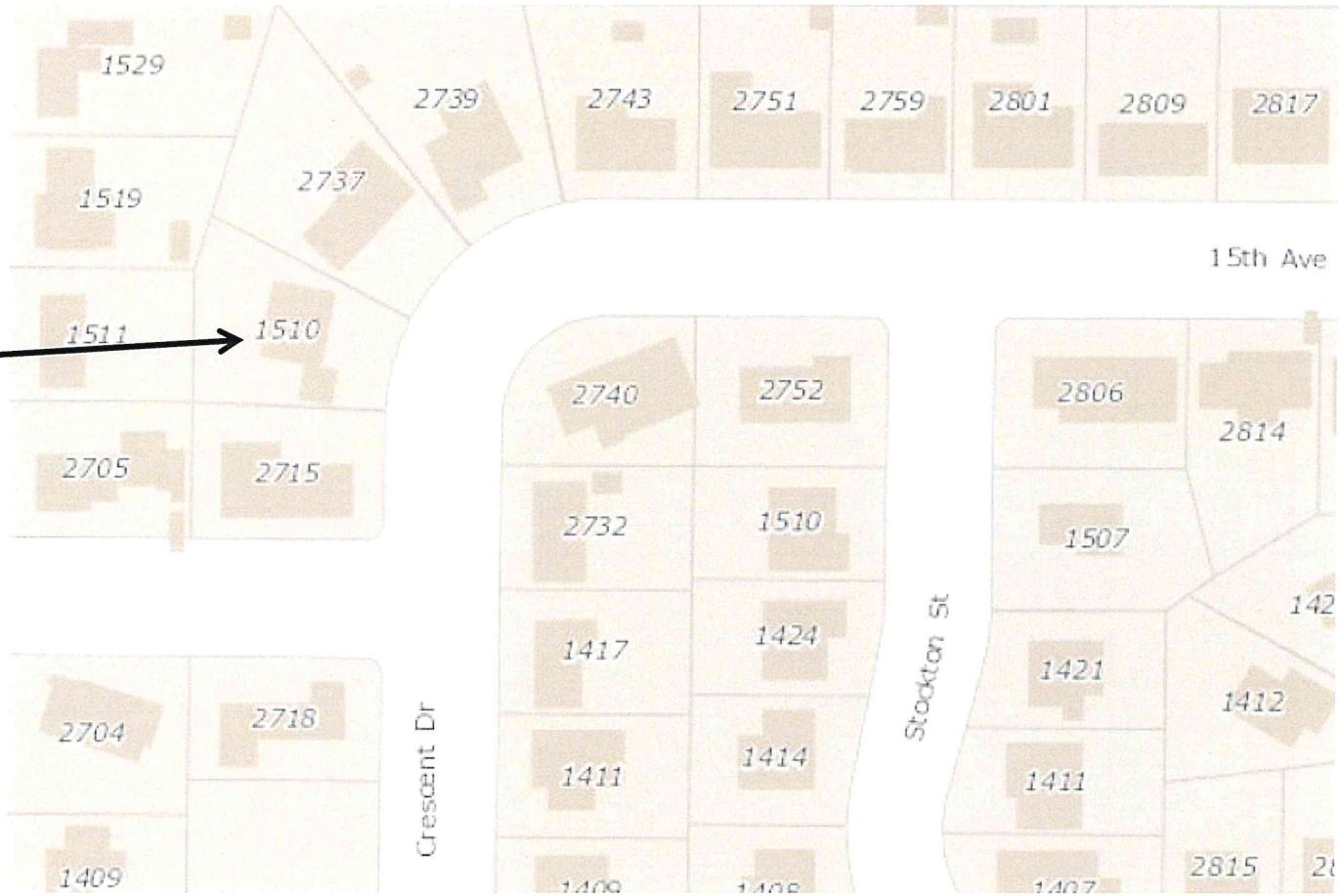
15th Place



FOREST GROVE OREGON

"ISLAND" ADDRESS

THIS CRESCENT DRIVE ADDRESS IS BRACKETED BY 15TH AVENUE ADDRESSES AND SHOULD BE CHANGED



FOREST GROVE OREGON

RECOMMENDATION

- Recommend to the City Council that it officially re-name the roadway between Crescent Drive and Larch Street as 15th Place.
- Concurrent with the street name change, the parcel at 1510 Crescent Drive would be assigned a 15th Place address.

EXHIBIT C

Ian Crawford (WCCCA 9-1-1 Data Services)
Email dated September 4, 2019

"For the purposes of emergency response, every business and residence requires a unique and commonly understood civic address. It is important that property owners, residents, the USPS, municipal and county governments, telephone companies, commercial mapping providers, the 9-1-1 center, and emergency responders all have a shared understanding of the official address for every property. It is important to correct addressing errors in order to avoid confusion and prevent emergency response delays."

EXHIBIT D

Heather LaBonte (Washington County Cartography Assistant)
Email dated August 16, 2019

"I have been asked about this street segment many times of the past 10 years. In this past year I have been asked about it on three different occasions, once each by the Post Office, Elections Department and WCCCA. As data sets are being used we will be encountering these types of issues more often until they are resolved. It is an issue definitely worth setting forth a plan for addressing it."

EXHIBIT E

Correspondence Received

September 18, 2019

RECEIVED
SEP 20 2019
City of Forest Grove

James Reitz, Senior Planner
Community Development Department
P. O. Box 326
Forest Grove, OR 97116

Re: Proposed address change 1510 Crescent Dr. 97116-3155

Dear Sir:

We would like to be exempted from the coming address change.

There is no discrepancy in our address between City and County.

In our 45 years of living here, fire service, police service, US Mail and package delivery have all found our house.

Presently we are in our 70's and are caring for our 88 year old Mother in our home. She is unable to take care of the business herself. After moving her here this January, we spent two months of endless telephone calls, signed affidavits, copy making and registered mail to change her address to this one. I am in a position to attest to the hardship and confusion it would cause to do it again plus all our business also.

We ask the Commission to think about doing it for themselves and then to think about doing it for their aging parents also.

We would like to be grandfathered out of this change. We are asking for the mercy of the Planning Commission in giving us an exemption from this address change.

Sincerely,

[redacted]

Kristina McMahon
Robert McMahon
Winifred S. Meyerhoff