



**Planning Commission
Community Auditorium and Webex
1915 Main Street, Forest Grove, OR
Monday, November 16th, 2020, 7:00 pm**

1. WORK SESSION CALL TO ORDER AND ROLL CALL:

Chair Phil Ruder called the Planning Commission public hearing to order at 7:01 p.m. via Webex Video Conference.

COVID-19: Due to the emergency declaration resulting from COVID-19 (Coronavirus disease) and protocols, the Planning Commission limited in-person contact and social distancing. **The Planning Commission conducted the meeting remotely by video conferencing.** The meeting was remotely video conferenced by Planning Commission Coordinator Cassi Bergstrom as well as televised live from the projector screen at the Community Auditorium by Tualatin Valley Community Television (TVCTV) Government Access Programming LIVE Channel 30 on their website. To view the recorded meeting, please visit <http://tvctv.org/>. The public was allowed to attend and observe in the Community Auditorium as space allowed (no more than 10 persons total at one time). Written comments on items not on the agenda and written testimony regarding the public hearing were accepted if submitted by November 16th, 2020, 3 p.m. to Senior Planner Dan Riordan.

Roll Call:

Planning Commission Present via Webex Remotely: Phil Ruder, Chair; Hugo Rojas, Vice Chair, Commissioners Lisa Nakajima, Ginny Sanderson, Dale Smith and Julie Danko.

Planning Commission Excused: Joel Redwine.

Staff Present: Bryan Pohl, Community Development Director (in the Community Auditorium); Daniel Riordan, Senior Planner (in the Community Auditorium); Cassi Bergstrom, Planning Commission Coordinator (in the Community Auditorium).

2. PUBLIC MEETING:

A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:
None.

B. PUBLIC HEARING:

(1.) File No. 311-20-000167-PLNG – Annexation of approximately 37.7 acres of land into the City of Forest Grove and Clean Water Services District located at

Washington County Tax Lot 1N4250000600 with concurrent partition and amendments to the City's Comprehensive Plan and Zoning maps.

Chair Phil Ruder opened the quasi-judicial public hearing at 7:02 p.m., reading the hearing procedures, criteria, and asked for disclosure of any conflicts of interest, ex-parte contacts, bias, or abstentions. There were no conflicts of interest and no challenges from the audience.

Senior Planner Dan Riordan gave a Powerpoint presentation, giving an overview of the annexation. The application includes concurrent proposals for annexation of approximately 37.7 acres of land north of David Hill and east of the Forest Grove LDS Church, Comprehensive Plan Map amendments, Zoning Map amendments, and a partition to create three parcels.

Mr. Riordan went into more detail of the application, which includes a reconfiguration of the lot to include a site for a 6-acre neighborhood park, 10-acre elementary school, and a 21.7-acre single family residential subdivision. The applicant has proposed to flip the land uses previously approved through the Westside Refinement Plan so the residential area is now adjacent to David Hill Road. The applicant also is proposing an increase in residential density from R-7 (B-Standard) to R-5 (A-Medium) with a target density of 8.7 units per net acre.

Mr. Riordan went on to summarize the correspondence received [detailed below at 'Correspondence'].

Staff analysis showed the application met the review criteria and considerations, and recommends that the Planning Commission adopt a motion to recommend the annexation onto the City Council for their approval with any amendments that may be needed based on the correspondence received.

CORRESPONDENCE:

Correspondence regarding the proposed annexation was received by the following:

Oregon Department of Land Conservation and Development noted a need for adequate traffic circulation and access to the park and school sites.

Kerry VanderZanden, neighboring property owner, voiced comments about future subdivision including traffic, street access, and fencing requirements to reduce the road noise generated by David Hill Road.

Housing Land Advocates emailed ensuring that Statewide Planning Goal 10 housing needs are met by the proposal.

Lyle Spiesschaert, neighboring property owner, voice his concerns regarding the future subdivision. His concerns included the need to mitigate conflicts between farming and nearby residential areas, the BPA Power Line Easement, Tualatin

Valley Irrigation District pipeline easement, surface and subsurface pre-existing drainage tile off agricultural land, and the need for an easement to maintain property access through the subject property.

APPLICANT:

Mimi Doukas, AKS Engineering & Forestry LLC, 12965 SW Herman Rd, #100, Tualatin, OR 97062:

Ms. Mimi Doukas presented on behalf of the applicant, Venture Properties. Ms. Doukas gave a Powerpoint presentation showing the configuration of the lot, where it is located, and the proposal by the applicant. Lancaster Mobley is responsible for the transportation engineering of the project.

Ms. Doukas went on to explain the background of the proposal being part of the Westside Refinement Plan adopted by Forest Grove City Council in 2017. This project in particular is an annexation of 37.7 acres within City limits to make a three-parcel partition to accommodate a future neighborhood, park and a school. The plan was “flipped” from the original plan with the neighborhood fronting David Hill Road and the park/school partition neighboring the current farmland to create more of a buffer.

Ms. Doukas explained that the subdivision and planned development application will come before the Planning Commission in a few weeks showing the plan for the 131-lot residential development. The transportation plan will be more detailed at that meeting.

The applicants have been in correspondence with Mr. Lyle Spiesschaert regarding the agricultural easements, farm access and drainage required at the “thumb” of the top left parcel where a park is proposed, and believe they have come to an agreement. The applicants will also be in compliance with the drainage easements from Tualatin Valley Irrigation District as well as the BPA easement that is running adjacent to the site. The “thumb” of the parcel will still be a useable piece for a park or trail even with the easements in place.

Ms. Doukas believes this application meets the criteria and City’s vision for the Westside Refinement Plan, works well with the infrastructure and provides the needed housing to the community. The applicant agrees to staff’s conditions of approval with the agricultural easements as discussed with the neighboring property owner.

PROPOSERS:

None.

OPPOSERS:

None.

OTHER:

Lyle Spiesschaert, 3150 NW Thatcher Road, Forest Grove, OR 97116:

Commissioner Nakajima requested Lyle Spiesschaert come to the front. Mr. Spiesschaert came to the front as the landowner that neighbors the subject property.

Commissioner Nakajima inquired where Mr. Spiesschaert stands on the proposal. Mr. Spiesschaert responded that he has been in contact with the applicant's representative, and his concerns regarding the drainage and easements for farm access has been addressed.

REBUTTAL:

None.

Chair Ruder closed the public hearing at 7:46 p.m.

COMMISSIONER DISCUSSION:

Chair Ruder asked for any questions or discussion regarding the proposal, in which he started by saying he had questions regarding the flipping of the institutional and residential zoning, but the applicants explained clearly why the flip was necessary. Chair Ruder confirmed with staff that there will be adequate access to the park site.

Commissioners Nakajima inquired why the density was increased and would like to see the density as R-7. Mr. Riordan explained that the House Bill 2001 makes the distinction of densities between residential districts obsolete when the City adopts the new legislation. Chair Ruder thought the R-5 density is appropriate for the project site, and the presence of a few townhomes makes some of the development more affordable.

Commissioner Sanderson liked the flow of the housing types and the proposal accommodates the different housing needs.

Chair Ruder and Mr. Riordan discussed the fencing type along David Hill Road, and it was determined that the discussion will be more appropriate at the Planned Development proposal coming to the Commissioners in the next few weeks.

Commissioner Nakajima inquired if the easement should be effective prior to City Council approval, but Mr. Riordan explained that the easements are a process and Council should be making the easement a condition of approval for the final partition plat.

Commissioner Nakajima moved a motion to recommend approval to City Council regarding file number 311-20-000167-PLNG – Annexation of approximately 37.7 acres of land into the City of Forest Grove and Clean Water Services District located at Washington County Tax Lot 1N4250000600 with concurrent partition and amendments to the City's Comprehensive Plan

and Zoning maps with a requirement of the discussed easement to be recorded on the final plat. Commissioner Smith seconded the motion.

Roll Call Vote on Motion: AYES: Chair Ruder; Vice Chair Rojas; Commissioners Sanderson, Smith, Nakajima, and Danko. NOES: None. ABSENT: Commissioner Redwine. MOTION CARRIED 6-0.

C. **ACTION ITEMS:**

None.

D. **WORK SESSION ITEMS:**

None.

3. **BUSINESS MEETING:**

A. **APPROVAL OF MINUTES:**

Commissioner Nakajima moved to approve the minutes of the October 5th, 2020 meeting. Commissioner Smith seconded. Motion passed 6-0.

B. **REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:**

None.

C. **DIRECTOR'S REPORT:**

Community Development Director Bryan Pohl informed Commissioners that the Planned Development for Farmstead Crossing annexation will be coming to the Planning Commission December 7th.

Mr. Pohl updated Commissioners regarding the Festival Street being proposed on 21st Avenue. A consulting firm was selected and a meeting will be happening later in the week.

Mr. Pohl updated Commissioners in regards to the Oak Street Plan. The City has engaged with a consultant to re-designate and rezone the land.

The URA Board has engaged with the Public Arts Commission to create banner poles near the post office, likely starting next week.

Mr. Pohl updated Commissioners regarding the building annex that is being proposed at the City Engineering office site.

D. **ANNOUNCEMENT OF NEXT MEETING:**

The next meeting will be held December 7th, 2020.

E. **ADJOURNMENT:**

The meeting was adjourned at 8:17 p.m.

Respectfully submitted by:

Cassi Bergstrom
Planning Commission Coordinator