FOREST GROVE OREGON
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Planning Commission
Community Auditorium and Webex
1915 Main Street, Forest Grove, OR
Monday, December 7th, 2020, 7:00 pm

1. 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 23 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 December 7th, 2020, 3 p.m. to Senior Planner James Reitz.

Roll Call:

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

Planning Commission Excused: Hugo Rojas, Vice Chair.

Staff Present: Bryan Pohl, Community Development Director (in the Community Auditorium); James Reitz, Senior Planner (in the Community Auditorium); Dan Riordan, Senior Planner (remotely via Webex); 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. 311-20-000163-PLNG – Site plan approval and design review of a proposed 3-building, 15-unit townhome complex located at 2828 22nd Avenue.

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. [Commissioner Danko had problems logging in to Webex and joined the meeting after the hearing procedures were read and staff report was presented so she abstained from voting on the final motion.]

Senior Planner James Reitz gave a Powerpoint presentation, giving an overview of the project site with an aerial view showing the existing single family dwelling located along 22nd Avenue. The site plan, landscape plans and building elevations were shown to Commissioners. Mr. Reitz noted the abundance of parking, landscaping and the variation in architecture for the buildings which includes a hipped roofline that is less intrusive to neighboring properties.

Mr. Reitz informed Commissioners that a window will need to be installed in habitable rooms on the east elevation per Development Code requirements. Commissioner Nakajima inquired about the division method between the backyards of the first floor tenants.

Staff recommends approval of the site plan and design review permit with optional conditions: Construct the driveway serving the central and south buildings for use by both vehicles and pedestrians and installation of a 6-foot fence along the south property line.

CORRESPONDENCE:
There was no correspondence received for this project.

APPLICANT:
Mark Wilde, State Street Homes, 1233 NW Northrop Ave #125, Portland, OR 97209 :
Mr. Mark Wilde from State Street Homes spoke to Commissioners via Webex about the proposed project. He explained the townhomes will be for rent and they are planning on installing a 6-foot fence around the site.

Commissioner Nakajima's question regarding the division between backyards was addressed by the applicant, explaining that they will be creating a privacy division between units.

PROPONENTS:
None.

OPPONENTS:
None.

OTHER:
None.

REBUTTAL:
None.

Chair Ruder closed the public hearing at 7:30 p.m.

COMMISSIONER DISCUSSION:
Chair Ruder asked for any questions or discussion regarding the proposal. Commissioner Sanderson had a question regarding the pedestrian walkway located within the parking lot, and Mr. Reitz explained that the plan will have ample lighting for safety.

Commissioner Ginny Sanderson moved a motion to approve to file number 311-20-000163-PLNG – Site plan approval and design review of a proposed 3-building, 15-unit townhome complex located at 2828 22nd Avenue with staff's recommended conditions. Commissioner Redwine seconded the motion.

Roll Call Vote on Motion: AYES: Chair Ruder; Commissioners Sanderson, Smith, Nakajima, and Redwine. NOES: None. ABSTAIN: Commissioner Danko. ABSENT: Vice Chair Rojas. MOTION CARRIED 5-0.

(2.) File No. 311-20-000169-PLNG – Planned Residential Development consisting of 117 single-family detached residential lots, 14 single-family attached residential lots, a wetland tract, and a water quality facility located at Washington County tax lot 1N4250000600.

Chair Phil Ruder opened the quasi-judicial public hearing at 7:46 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 James Reitz gave a Powerpoint presentation, giving an overview of the project site with an aerial view. This site was recently approved for annexation by the Commissioners and it has been forwarded to City Council for final approval. Mr. Reitz showed the subdivision plan showing the lots and location of the proposed 14 single-family attached residential lots located on the east side of the parcel. The neighboring parcel to the east is proposed to be zoned mixed use in the future.

Mr. Reitz showed Commissioners a picture of the fencing detail along David Hill Road. Staff is recommending a more robust fence to help with traffic noise. A sidewalk was proposed to be extended toward B Street along David Hill Road, but the Forest Grove Light and Power Department has a large transformer that would

be costly to relocate. Staff is now eliminating the condition and will reserve the sidewalk extension for a later project.

Mr. Reitz showed sample building elevations which are very similar architecturally to the Silverstone and Parks subdivisions located nearby. A development code revision made in 2017 requires a variety of architecture within Planned Unit Developments and it is up to the Commissioners what the scale of variation is to be.

Staff recommends approval of the Farmstead Crossing planned development with the following conditions:

1. Applicant is bound to the project description and all representations.
2. Detailed plans and specifications must be submitted to the City.
3. Attached home lots shall be scattered throughout the project site.
4. Corner side yard setbacks shall be at least 11 feet.
5. Combined driveway widths for attached home lots shall not exceed 30 feet.
6. Different combinations of front building elevations shall be present and incorporated into the recorded CC&R's and enforced by the Home Owner's Association.
7. At least 25% of the homes shall be of a distinctly different architecture scattered throughout the project site.
8. Install a six-foot-tall masonry wall along David Hill Road abutting lots 102 through 112.
9. Extend the David Hill Road sidewalk to the B Street intersection, but Staff now recognizes this condition is problematic and is no longer recommended.
10. Install the David Hill Road sidewalk in its entirety, but this condition is now removed because of condition 9 being removed.

Chair Ruder asked for clarification regarding the condition number 7 stating 25% of the homes having different architecture. Mr. Reitz stated the architecture is the distinction and they need to vary within the project site so they are not all the same style.

Commissioner Danko asked if the fence would be solid masonry, and Mr. Reitz confirmed that is what condition 8 would require.

CORRESPONDENCE:
There were multiple emails and letters received:

An email and follow up email was sent from Kerry Vanderzanden stating concerns regarding the traffic speed and safety on David Hill Road as well as the fence bordering the road. His recommendation is a solid masonry fence that looks cleaner and would be better sound control as well as a public crossing sidewalk to be installed with warning light and street signs.

An email was received from the Bonneville Power Administration (BPA) regarding the easement held on the west property line and requires any activities that will go on within the easement to be reviewed and approved by the BPA prior.

A letter was received from Lyle Spiesschaert stating the need for a barrier along the west side of the site to separate the urban and rural neighbors.

An email was received from the Bureau of Reclamation regarding the Tualatin Valley Irrigation district's easement to be in place to protect the water line serving the surrounding farmer's fields.

APPLICANT:
Mimi Doukas, AKS Engineering & Forestry, 12965 SW Herman Road, Ste 100, Tualatin, OR 97062:
Ms. Mimi Doukas had a PowerPoint presentation that she shared with Commissioners via Webex. AKS Engineering is representing the applicant Venture Properties. The following people are logged in via Webex for questions: Mimi Doukas, AKS Engineering & Forestry; Haleigh King, AKS Engineering & Forestry; Paul Sellke, AKS Engineering & Forestry; Todd Mobley, Lancaster Mobley; Kelly Ritz, Venture Properties; Al Jenk, Venture Properties.

The applicant is proposing a planned unit development to have a consistent 5-foot interior setback and to introduce attached housing. This site is part of the Westside Refinement Plan. The applicants are proposing a mixture of housing types and fencing along David Hill Road. Ms. Doukas gave a more detailed view of the roadways.

Ms. Doukas went on to say that they are working with the Bureau of Reclamation regarding the Tualatin Valley Irrigation easement for the water line to serve the surrounding farm properties as well as the Bonneville Power Administration regarding their current easement. They have made tracts in those areas for maintenance and repairs that may take place with no building to occur within the easements.

The applicant would like to adjust or remove conditions 3, 8 and 9/10, all of the other conditions recommended they are comfortable with.

Condition 3 requiring attached homes to be scattered throughout the project site does not match what the real estate market wants to do, as cluster homes creates a more fluid and consistent streetscape.

Condition 8 regarding the fencing design is not agreed upon. The applicant recommends the fencing design be the same as the wood fencing with columns currently existing along David Hill Road. Ms. Doukas went on to explain the installation and future maintenance of the proposed fence as well as commitment to install perimeter fencing.

Condition 9/10 regarding the installation of a sidewalk to extend to B Street to be omitted, which staff is in agreeance with. Ms. Doukas explained to Commissioners where the sidewalk routes will run to get to the school.

Chair Ruder asked the applicant where the parking will be located for the attached homes, and Ms. Doukas explained that there will be garages and ample on-street parking.

Chair Ruder inquired about the attached homes being in a cluster, and Ms. Doukas explained that this is more desirable for the real estate market. The attached homes are needed housing, and the distinctive architecture is fairly clear to achieve diversity of housing types.

Commissioner Sanderson asked if the attached homes were to be scattered if there is a plan in place by the applicant to do so. Ms. Doukas stated they do not have an alternate to the subdivision plan if the attached homes are to be scattered, which would be challenging.

PROPONENTS:
None.

OPPONENTS:
None.

OTHER:
Kerry Vanderzanden, 2603 NW Hwy 47, Forest Grove, OR 97116:
Mr. Kerry Vanderzanden came to the front at the Community Auditorium to speak. Mr. Vanderzanden stated his concerns and additions to the application. He believes the attached home lots should be scattered throughout the development, and gave examples of communities that have achieved such plan. A line of such homes should be located along the B Street extension and not on the east side by the mixed use property.

Mr. Vanderzanden went on explain his concerns with the fence along David Hill Road. The property to the east will eventually develop, and a fence needs to be installed that is durable and prevents traffic noise as there is a lot of traffic and speeding along David Hill Road. Highway 47 has slowed down due to the roundabout, but traffic still speeds up David Hill Road.

Mr. Vanderzanden also expressed the need to designate a crosswalk at Silverstone Drive with painted lines and a warning light crossing David Hill Road due to the 358 more trips being caused by the new development.

REBUTTAL:

Ms. Doukas stated that they are happy to add in a painted sidewalk at Silverstone Drive, but she referred to Todd Mobley, Traffic Engineer, to elaborate.
Mr. Mobley from Lancaster Mobley Traffic Engineers explained to Commissioners that they follow industry standards for crosswalks and studies to find where the crosswalk would be appropriate. A painted crosswalk with signage would be appropriate, but the project does not meet the threshold to install beacon lights at that location. A future crossing at B Street would be a more appropriate location for a pedestrian crossing with beacon lights.

Ms. Doukas went on to address the attached housing modification, and states that communities are developed with cluster housing as that is how the community members want to live.

Chair Ruder closed the public hearing at 8:43 p.m.

COMMISSIONER DISCUSSION:
Chair Ruder suggested each condition in question be discussed individually.

Commissioner Sanderson inquired if it is possible to re-configure the site to have the attached homes scattered, and Mr. Reitz stated that it is a possibility.

Commissioners discussed Lyle Spiesschaert's concern about the barrier fencing. The applicant explained that they are working with the Bureau of Reclamation to place an appropriate barrier. Chair Ruder suggested a condition be made to require the barrier, Mr. Reitz explained that it would be so vague that it would be hard to enforce so they abstained from drafting the new condition.

Commissioners discussed Condition 8 and were in agreement that the fence along David Hill Road shall be masonry.

Commissioners discussed Condition 3 with staff recommending the attached housing types be scattered throughout the development. Mr. Reitz explained that Forest Grove mixes things up with housing types. This helps alleviate parking concerns, and allows for more frontage to help allow street trees to be installed.

Commissioner Sanderson inquired if it is possible to re-configure the site to have the attached homes scattered, and Mr. Reitz stated that it is a possibility.

Commissioner Sanderson had a concern that the attached houses will not be as affordable if scattered within the detached homes on larger lots. These homes are a good entry level home and need to stay as affordable as possible. Commissioner Smith and Chair Ruder agreed. Commissioners dropped Condition 3.

Commissioners discussed the sidewalk crossing proposal. Chair Ruder agreed a designated sidewalk crossing is a must. Chair Ruder asked Commissioners if a beacon light would be appropriate. Commissioner Danko stated that a beacon light

would be too much for that intersection and would be more appropriate when B Street gets extended and a beacon be installed there. Commissioner Sanderson agreed.

Mr. Reitz explained that there are warrants on treatments for pedestrian traffic safety dependent on traffic code. A painted sidewalk is what the Traffic Engineer recommends. Commissioners agreed a painted sidewalk condition as warranted at Silverstone Drive and David Hill Road be added as a condition to the record.

Commissioner Sanderson stated she was in approval of the pipeline easement being worked out between the Bureau of Reclamation and the applicant. All Commissioners agreed.

Commissioner Ginny Sanderson moved a motion to approve to file number 311-20-000169-PLNG – Planned Residential Development consisting of 117 single-family detached residential lots, 14 single-family attached residential lots, a wetland tract and a water quality facility located at Washington County tax lot 1N4250000600 with conditions 1,2,4,5,6,7,8, Bureau of Reclamation easement, and installation of sidewalk at Silverstone Drive and David Hill Road as warranted. Commissioner Smith seconded the motion.

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

C. ACTION ITEMS:
None.

D. WORK SESSION ITEMS:
None.

3. BUSINESS MEETING:

A. APPROVAL OF MINUTES:
Commissioner Smith moved to approve the minutes of the November 16th, 2020 meeting. Commissioner Sanderson seconded. Motion passed 6-0.

B. REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:
None.

C. DIRECTOR'S REPORT:
Community Development Director Bryan Pohl informed Commissioners that an application for an affordable housing development will be coming in for review.

Senior Planner Dan Riordan informed Commissioners that the next Planning Commission meeting will be a work session regarding the annual severe rent

burden update required by House Bill 4006 and will occur on December 21st at 7:00 p.m. House Bill 2001 and 2003 will also be discussed.

Mr. Pohl updated Commissioners on Site B and that it is moving forward.

The URAC Committee has engaged with the Public Arts Commission to create a rotation art gallery within the Urban Renewal area and met via Webex on December 3rd to discuss next steps.

D. ANNOUNCEMENT OF NEXT MEETING:

The next meeting will be held December 21st, 2020.

E. ADJOURNMENT:

The meeting was adjourned at 9:16 p.m.

Respectfully submitted by:

Cassi Bergstrom

Digitally signed by Cassi Bergstrom
DN: O=City of Forest Grove, CN=Cassi Bergstrom, E=cbergstrom@forestgrove-or.gov
Reason: I am the author of this document
Location: your signing location here
Date: 2021-04-06 08:54:53
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Cassi Bergstrom
Planning Commission Coordinator