



**Planning Commission
Community Auditorium and Zoom
1915 Main Street, Forest Grove, OR
Monday, November 1st, 2021, 7:00 pm**

1. CALL TO ORDER AND ROLL CALL:

Chair Phil Ruder called the Planning Commission public hearing to order at 7:00 p.m. via Zoom 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 via Zoom or 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 1st, 2021, 3 p.m. to Senior Planner Dan Riordan.

Roll Call:

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

Planning Commission Excused: Vice Chair Hugo Rojas.

Staff Present: Bryan Pohl, Community Development Director (in the Community Auditorium); Dan Riordan, Senior Planner (in the Community Auditorium); Cassi Bergstrom, prior Planning Commission Coordinator (in the Community Auditorium); Shannon Reynolds, 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. 311-21-000037-PLNG – Annexation of 24.5 acres, Comprehensive Plan Map amendment, and Zoning Map amendment to designate property

located at 2627 NW Highway 47 and Neighborhood Mixed Use and Residential Multifamily Low.

Chair Phil Ruder opened the quasi-judicial public hearing at 7:03 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. Chair Ruder asked for a roll call vote for any commissioner abstentions to the hearing. No abstentions were made.

Senior Planner Dan Riordan gave a Power Point presentation, showing the location and aerial view of the site. Mr. Riordan summarized the application, explaining that this is an annexation of approximately 24.5 acres of land into the Forest Grove city limits and Clean Water Services District boundary, and withdrawal from the Forest Grove Rural Fire Protection District. Annexation approval is requested to allow for the future extension of utilities into the subject territory to serve future development. The applicant has also requested an amendment to the Forest Grove Comprehensive Plan Map to redesignate approximately 1.5 acres of land from Public to Medium Density Residential. The Comprehensive Land Map shows land use designations for land within the city limits as well as land that is unincorporated but is within the urban growth boundary near Forest Grove. The 1.5 acre site is a placeholder location for a possible future fire station.

Staff recommends the Planning Commission approve a motion adopting findings and conclusions contained in the staff report and recommending City Council approve the proposed annexation, Comprehensive Plan and Zoning Map amendments and partition.

Chair Ruder wondered about adding additional traffic stops to this area and inquired on how to propose this. Dan Riordan mentioned this would be addressed during the development review for any future applications.

CORRESPONDENCE:

Notice of the Planning Commission public hearing was mailed to property owners within 300 feet of the property subject to annexation on October 12, 2021. Notice was also published in the Forest Grove News Times on October 28, 2021 as required by Development Code.

A letter from the Fair Housing Council was received stating they reviewed the application and will be submitting a letter in support.

One email was received from Michael and Candy Torres day of the public hearing where they noted the annexation and expressed specific concern over future development. Dan mentioned there will be a separate application process for specific development proposals. This application has not been received yet.

APPLICANT:

Ryan O'Brien, Planning and Land Design, 1862 NE Estate Drive, Hillsboro, OR 97124:

Mr. Ryan O'Brien stated he is representing the applicant as well as Chad Davis Construction. The applicant feels there is a need for more housing in Forest Grove and they feel this is a great area for expansion. As far as the zone change that affects the future fire station location, he has been told the fire department does not have the appropriate funds to develop this area and will not require the addition of another station at this time. He has noted the comments mentioned on additional traffic stops and will address this with their development application.

Chair Ruder inquired about the entrance location of the future development. Mr. O'Brien stated they are proposing for Main Street to be the access point for this development.

PROPONENTS:

None.

OPPONENTS:

None

OTHER:

Kerry Vanderzanden, 2603 NW Hwy 47, Forest Grove, OR 97116

Mr. Vanderzanden provided neutral testimony. He resides on David Hill Road and expressed concerns relating to traffic. This road is heavily trafficked and does not have adequate crosswalks, sidewalks, flashing lights, or traffic lights/stops. This is also an area of high speed traffic that is cause for concern. A better designation for traffic coming in and out of Main Street, going south bound as well as turning east and west on that road would be a favorable recommendation.

REBUTTAL:

None

Chair Ruder closed the public hearing at 7:39 p.m.

COMMISSIONER DISCUSSION:

Chair Ruder asked for any questions or discussion regarding the public hearing.

Commissioner Nakajima inquired about concerns of removing the proposed location of the Forest Grove Rural Fire District and the option of proposing a new location.

Mr. Riordan explained it would be difficult at this time to identify a specific location. Fire stations are allowed as conditional uses within residential and public zones. He didn't feel the fire department was ready to commit to a specific location at this

time or have a specific need for a new site based on his conversations with the fire department. Commissioner Nakajima expressed that she would like the city Planners to make note of this possible future development need and that it be revisited at the appropriate time.

Dan responded to questions regarding the middle housing law HB 2001 and how this application would be affected. Since this property is zoned “Residential Multi-Family Low” it will be adopted to whichever zoning fits closest to its current zone. This could provide the opportunity for more middle housing to be added to the subdivision but not necessarily required.

Commissioner Sanderson inquired if there were plans for commercial development in this area. The applicant responded they are not proposing any commercial development, however they are proposing a mixture of housing types in this subdivision with the majority being detached homes.

Dan Riordan followed up by noting a few other nearby areas that could become future development sites for commercial uses.

Commissioner Sanderson moved a motion to recommend to City Council an approval of file number 311-21-000037-PLNG – and accept the findings as fact in the staff report for the Annexation of 24.5 acres, Comprehensive Plan Map amendment, and Zoning Map amendment to designate property located at 2627 NW Highway 47 as Neighborhood Mixed Use and Residential Multifamily Low.

Commissioner Joel Redwine seconded.

Roll Call Vote on Motion: AYES: Chair Ruder; Commissioners Sanderson, Smith, Nakajima, and Danko. 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:
Chair Phil Ruder moved to approve the minutes of the May 17th, 2021 meeting. Commissioner Sanderson seconded. Motion passed 6-0.

B. REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:

Chair Ruder asked to have an update on the cannabis facility Development Code change. Bryan Pohl mentioned he would check on the status and report back. The Planning Commission subcommittee continues to meet and a summary of their work can be found in the minutes.

C. DIRECTOR'S REPORT:

Bryan Pohl provided an update to the Planning Commission. The TV Highway Safety plan from Quince St. to the edge of Cornelius is ongoing. This is an ODOT led project/study to determine areas that may require further safety enhancements. They are close to completing a plan to present to the public.

21st Ave Festival Street proposal is still in progress. This project is a balance between determining pedestrian street safety as well as event street capabilities. The URAC board wanted to reach out to business owners for further input. Parking is at the top of their issues. Further data collection for this area is still needed. A parking study will be signed this week.

The Governor has signed an executive order called "The Climate Friendly and Equitable Communities Order". This will impact some of our local zoning standards. The planning department will continue to watch for further updates as they come.

Bryan provided an update on the Market Fresh Foods grocery store project.

James Reitz has officially retired and his predecessor Amy Kreimeier will begin in this position on November 8th.

D. ANNOUNCEMENT OF NEXT MEETING:

The next meeting is to be determined.

E. ADJOURNMENT:

The meeting was adjourned at 8:29 p.m.

Respectfully submitted by:

Shannon Reynolds
Planning Commission Coordinator