



**Planning Commission
Community Auditorium and Zoom
1915 Main Street, Forest Grove, OR
Monday, December 20th, 2021, 7:00 pm**

1. CALL TO ORDER AND ROLL CALL:

Councilor Nakajima 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 Shannon Reynolds 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 5 p.m. on December, 19th by to Senior Planner Amy Kreimeier.

Roll Call:

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

Planning Commission Excused: Chair Phil Ruder; Vice Chair Hugo Rojas.

Staff Present: Bryan Pohl, Community Development Director (via Zoom); Amy Kreimeier, Senior Planner (in the 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. 311-21-000043-PLNG – Conditional Use Permit for a 19,132 square foot addition to a group living facility (The Grove) located at 3308-3334 22nd Avenue.

Commissioner Lisa Nakajima 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. Commissioner Nakajima asked for a roll call vote for any commissioner abstentions to the hearing. A vote was taken and no abstentions were made.

Senior Planner Amy Kreimeier gave a Power Point presentation, showing the location and aerial view of the site. Mrs. Kreimeier summarized the application, explaining that this is a proposal to construct a 19,132 sq. ft. addition to the existing Pacific Grove residential care facility at 3308 22nd Ave and combine the 3308 and 3334 22nd Avenue addresses into one parcel. The 3-story additions will consist of 40 assisted living units, 24 memory care units, and various common use facilities including a theater, dining halls and physical therapy room. The project includes the addition of 30 parking stalls and internal sidewalks connecting to the public right of way. Street trees and landscaping are proposed to be compatible with street trees on 22nd Ave and Oak Street.

Staff recommends the Planning Commission approve a motion adopting findings and conclusions contained in the staff report thus approving the Conditional Use Permit.

CORRESPONDENCE:

Notice of the Planning Commission public hearing was mailed to property owners within 300 feet of the property subject to the Conditional Use permit on November 29, 2021. Notice was also published in the Forest Grove News Times on December 9, 2021 as required by Development Code.

No public comment was received regarding this request.

APPLICANT:

Andy Harmon, Steele Architecture 1567 SW Chandler Avenue, Suite 230 Bend, OR 97702 & Jeremy Schoenfelder, Mosaic Management, LLC 1900 9th St. SE, Suite 150, Salem, OR 97032

Mr. Schoenfelder stated he is working with Steel Associates to propose an expansion to the existing facility. The report given by staff was an accurate representation of their project with a minor correction to the square footage total being 50,075 sq. ft. for the full addition that will include all 3 stories (the staff report of 19,132 sq.ft. was representing the foot print only). The applicant feels this expansion and remodel will meet current market demands in Forest Grove.

Commissioner Nakajima inquired on any concerns the applicant might have with the city's Engineering Department conditions. The applicant stated there were none.

PROPONENTS:

None.

OPPONENTS:

None

OTHER:

None

REBUTTAL:

None

The public hearing was closed at 7:19 p.m.

COMMISSIONER DISCUSSION:

Commissioner Nakajima inquired to staff if wheel stops for parking lots were a requirement as she has found they can be somewhat hazardous to the elderly community. Bryan responded he believed they are, but was not positive and a code amendment could be suggested.

Commissioner Nakajima inquired of staff whether there was a Land Use moratorium for senior living facilities currently in effect; Bryan stated to his knowledge there wasn't.

Commissioner Sanderson moved a motion to approve with conditions the file number 311-21-000043-PLNG – and accept the findings as fact in the staff report for a Conditional Use Permit for a 19,132 square foot addition to a group living facility (The Grove) located at 3308-3334 22nd Avenue.

Commissioner Dale Smith seconded.

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

An amended motion was made for the correction of the building additional square foot total.

Commissioner Sanderson moved a motion to approve with conditions the file number 311-21-000043-PLNG – and accept the findings as fact in the staff report for a Conditional Use Permit for a 50,075 square foot addition to a group living facility (The Grove) located at 3308-3334 22nd Avenue.

Commissioner Dale Smith seconded.

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

C. ACTION ITEMS:

None.

D. WORK SESSION ITEMS:

None

3. BUSINESS MEETING:

A. APPROVAL OF MINUTES:

Approval of the November minutes were postponed for the January meeting.

B. REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:

None

C. DIRECTOR'S REPORT:

Bryan Pohl provided an update to the Planning Commission. Bryan spoke on the proliferation of Cannabis stores in the community. Chair Ruder would like to have a discussion on the possibility of placing a moratorium on allowing additional cannabis stores at this time. Bryan explained the process for declaring a moratorium require one of two things; Firstly, showing inadequate public facilities available (i.e. water, sewer, etc.) or secondly, showing proof of irrevocable public harm to the community. The moratorium is in place for six months only and the city would need to show good reason for any continuations. A separate idea might be to show reasons the City should opt out of the recreational cannabis program however, this avenue would certainly require more input from our City attorney and would require a popular ballot vote. In conclusion, the best option may be to amend the development code in such a way to limit the proliferation of cannabis dispensaries.

Joel Redwine mentioned a good solution would also be to match up with Hillsboro standards to allow for more continuity.

Commissioner Nakajima added she would like to see an amendment added for distances between cannabis facilities. She added there may be some current issues with an existing pre-school located at Pacific University that was not known previously.

Bryan mentioned careful consideration would have to be made when making code amendments that would affect existing cannabis facilities.

Bryan formally introduced Amy Kreimeier, Senior Planner to the Planning Commission.

D. ANNOUNCEMENT OF NEXT MEETING:

The next meeting is scheduled for Monday, January 3, 2022 at 7 p.m.

E. ADJOURNMENT:

The meeting was adjourned at 7:37 p.m.

Respectfully submitted by:

Shannon Reynolds
Planning Commission Coordinator