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**Planning Commission
Community Auditorium and Zoom
1915 Main Street, Forest Grove, OR
Tuesday, June 21st, 2022, 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.

The meeting was held in person in the Community Auditorium and remotely video conferenced by Planning Commission Coordinator Shannon Reynolds. To view the recorded meeting, please visit the City of Forest Grove website. The public was allowed to attend via Zoom or observe in the Community Auditorium.

Roll Call:

Planning Commission Present In Person and via Zoom Remotely: Chair Phil Ruder (in person); Commissioners Lisa Nakajima (in person), Ginny Sanderson (in person), Teri Bjorn (in person), Tim Farrell (via Zoom), and Julie Danko (in person).

Planning Commission Excused: Joel Redwine

Staff Present: Bryan Pohl, Community Development Director (in the Community Auditorium); Amy Kreimeier, Senior Planner (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. 311-21-000018-PLNG - Development Code Amendments: Legislative Amendments to the Forest Grove Development Code.

Chairman Phil Ruder opened the Public Hearing at 7:00 p.m.

Mrs. Amy Kreimeier provided the Commissioners with a staff report on the major and minor Development Code Amendments. The Planning Commission is being asked to make a recommendation to City Council on text amendments to Articles 3, 4, 7, 8 & 12. These amendments will update the Residential, Commercial and Mixed Use, Town Center, and Industrial zoning district standards pertaining to

cannabis related uses, commercial lodging and entertainment-oriented uses. Amendments will clarify the Mixed Use Planned Development standards, update standards for residential fences, revise off-street parking and loading standards, and cannabis development standards, and revise definitions for cannabis uses, commercial lodging, entertainment-oriented uses, and signs and adopt definitions for a mural and village centers. Mrs. Kreimeier presented several maps showing buffer distances from schools, city parks and other cannabis retailers.

Staff recommends the Planning Commission take public comment on the proposed code amendments and approve a motion recommending that City Council adopt an ordinance approving the amendments to the Forest Grove Development Code.

There was no public testimony.

Chair Ruder closed the public hearing at 7:29 p.m.

COMMISSIONER DISCUSSION:

Commissioners deliberated and discussed various elements of the proposed amendments and determined to keep the existing Conditional Use Permit requirement for cannabis retailers.

Commissioner Nakajima moved a motion to maintain the current standards without proposed amendments for Conditional Use approval regarding cannabis facilities in the Development Code 17.8.1100 - General Standards for All Cannabis Facilities item G. – (and any other sections of reference to Conditions of approval regarding cannabis facilities) pertaining to file number 311-22-000018-PLNG – Development Code Amendments. Commissioner Sanderson seconded the motion.

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

Commissioners continued discussion on the maps representing a 1000 ft. distance buffer from cannabis retailers, city parks and schools.

Commissioner Sanderson moved a motion on file number 311-22-000018-PLNG to amend the Development Code Text to include a 1000 ft. buffer from future cannabis retail locations and City parks. Commissioner Bjorn seconded.

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

Commissioner Bjorn moved a motion recommending that City Council adopt an ordinance approving the legislative amendments affecting article 3, 4, 7, 8 and 12 to the Forest Grove Development Code, with discussed modifications noted by the Planning Commission. Commissioner Danko seconded motion.

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

C. **ACTION ITEMS:**
None.

3. **BUSINESS MEETING:**

A. **APPROVAL OF MINUTES:**

Commissioner Nakajima moved to approve the minutes of the May 2nd, 2022 minutes. Commissioner Redwine seconded. Motion carried 6-0.

B. **DIRECTOR'S REPORT:**

Bryan provided a brief director's report. There will be a joint work session with City Council and Planning Commission in July. Look for more information coming soon on the Climate-Friendly and Equitable Communities rules adoption. A Transportation System Plan Amendment will be coming in August. The Parkview Terrace appeal was upheld by City Council. The Davis Estates planned development is in the appeal process.

E. **ANNOUNCEMENT OF NEXT MEETING:**

A work session meeting with City Council is scheduled for July 18th. The next Planning Commission meeting is scheduled for Monday, August 8th, 2022 at 7 p.m.

F. **ADJOURNMENT:**

The meeting was adjourned at 8:04 p.m.

Respectfully submitted by:

Shannon Reynolds
Planning Commission Coordinator