



A place where families and businesses thrive.

**Planning Commission
Community Auditorium and Zoom
1915 Main Street, Forest Grove, OR
Monday August 8th, 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.

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 (in person), Joel Redwine (in person); and Julie Danko (in person).

Planning Commission Excused: None

Staff Present: Bryan Pohl, Community Development Director (via Zoom); Dan Riordan, Senior Planner (in the Community Auditorium); Shannon Reynolds, Planning Commission Coordinator (in the Community Auditorium); Greg Robertson, Engineering Director (via Zoom)

2. PUBLIC MEETING:

A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:

None.

B. PUBLIC HEARING:

(1.) File No. 311-21-000026-PLNG –Forest Grove Development Transportation System Plan Amendments: Proposed Legislative Amendment to the Forest Grove TSP

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

Mr. Riordan provided Commissioners with a staff report on the proposed development site and the future street network adopted in the Forest Grove Transportation System Plan. Woodfold-Marco is interested in preserving their land

for large lot industrial development. The proposed TSP would allow for consolidating parcels with secure perimeter access. This property is bisected by several proposed collector streets including planned extensions of 26th Avenue, 23rd Avenue and Laurel Street. The proposed connections are intended to serve the Oak Street area as development occurs and improve traffic circulation in this area. The proposed revision to the TSP would include:

1. Realign the proposed portion of 26th Avenue between Kingwood Street and Oak Street to a new, consolidated connection at the planned fourth leg of the new roundabout at OR 47 and Martin Road.
2. Realign Laurel Street northeast to connect to the proposed 26th Avenue realignment. Remove a portion of Laurel Street extending north of 26th Avenue.
3. Remove the proposed portion of 23rd/24th Avenue between Laurel Street east to OR 47.
4. Remove the portion of Oak Street designated as a collector facility between OR 47 and the proposed 26th Avenue realignment. Oak Street in this area is a Washington county facility and is currently substandard. Oak Street is proposed to be redesignated from a collector street to a private, local road to be maintained in private ownership.
5. Realign the Council Creek Regional Trail to follow the proposed 26th Avenue realignment.
6. Realign the Tualatin Valley Scenic Bikeway to follow the proposed 26th Avenue realignment.

In conclusion Staff recommends that the Planning Commission adopt a motion approving Planning Commission Findings and Decision Number 2022-07, recommending City Council approval of proposed amendments to the Forest Grove Transportation System Plan affecting the pedestrian, bicycle, and street networks in the Highway 47/Oak Street area.

CORRESPONDENCE:

Public notice was mailed to property owners and residents within 1000 feet of the property subject to the amendment of the Forest Grove Transportation System Plan on July 19th, 2022. Notice was also published in the *News Times* on July 28th, 2022 as required by Development Code.

Seven letters of public comment were received and added to the record.

AGENT FOR APPLICANT:

Mimi Doukas, AKS Engineering & Forestry, 12965 SW Herman Road, Suite 100, Tualatin, OR 97062

Doukas provided a slide presentation on the proposed TSP project for Woodfold-Marco site. Doukas concurred with Riordan's explanation and provided additional explanation of their proposed plan with an optional road alternative realignment.

Doukas explained the goal is to bring the Forest Groves Transportation System Plan into alignment with the current land use plan. This plan supports large-scale industrial demand and consolidates expansive developable sites. In doing so, the city will attract large end-users, which in turn will provide far reaching economic benefits. The site is currently zoned General Industrial. Slides of the proposed roadway plan were presented. The current approved Martin Road roundabout is designed to allow for a 4th leg that would also have a 10 ft. shared use pedestrian/bicycle path. This is consistent with Washington County plans for this roundabout. AKS Engineering held two neighborhood meetings on May 12th and June 7th with translation services provided as well as a meeting with the Casey Meadows Homeowner's Association. Notice of these meetings was mailed out to surrounding property owners within 1,000 ft. of the site. They have coordinated with Council Creek Regional Trail Working Group (Metro), Council Creek Trail group (WACO) and Tualatin Valley Scenic Bikeway. Doukas mentioned they have been working closely with Tualatin Valley Irrigation District regarding the Oak Street Right-of-Way easement of the existing 48" water line. This line will eventually be re-routed but will remain accessible until that connection is made.

Commissioner Bjorn asked for clarification on the alternative plan and if there were any concerns surrounding this. Doukas explained this alternate plan was developed by AKS to alleviate some of the neighborhood traffic concerns they had received. This plan will slow some traffic due to the stop-controlled intersection that would be installed. In addition, Chair Ruder asked staff to petition for more traffic calming measures along 26th Ave as the Forest Grove TSP continues to be implemented.

APPLICANT:

David Shiflett, Rowen Digital Infrastructure, 160 State St., Traverse City, MI 49684

Shiflett provided a brief explanation of their project and why the TSP Amendment was appropriate for this project. Rowan Digital Infrastructure has been working with Woodfold-Marco MFG, Inc to acquire the land through a purchase agreement and determine the best way to unlock the full potential of the divided parcel. They have also worked closely with the City of Forest Grove Light and Power Department.

PROPONENTS:

Allen Wedderburn, Woodfold-Marco Mfg, Inc., 1811 18th Ave, Forest Grove, OR 97116

Wedderburn explained Woodfold-Marco Manufacturing's appreciation of the applicant and project that is before them and noted the value that it will bring to this industrial land site. Woodfold-Marco Mfg, Inc. does not have need for further expansion however they see the value in allowing this site to be utilized for future industrial businesses.

OPPONENTS:

R. Scott Smith, Heritage Pacific LLC, 27448 NW Saint Helens Rd #400, Scapoose, OR 97056

R. Scott is a property owner to an adjacent site of the discussed location. They will be starting construction soon on their site and are concerned with the impacts the proposed data center would have on their residential site location. Would like to see an acoustic engineering study completed. Concerns with sound abatement, noise level, built up berms, elevated road-ways etc. A data center up against existing urban neighborhoods seems problematic. They have general concerns for the negative impacts such as livability, desirability and property values.

Jane Thompson, 1245 NW Porter Rd, Forest Grove, OR 97116

Thompson expressed concerns with traffic crossing areas, homeless traffic along the trail, and sound from the proposed data center. She would like to have more information regarding the irrigation re-alignment that may impact her property.

Katie Tuefel, Oregon Roses Inc., 1804 NW Martin Rd., Forest Grove, OR 97116

Tuefel expressed concerns with the homeless traffic and how the pedestrian and bike trail re-alignment would negatively impact her property by allowing even more homeless traffic to pass through to the north side of Forest Grove, adjacent to Hwy 47. She also inquired if this amendment would include the widening of Porter Road. Dan responded that Porter Road falls within Washington County roads jurisdiction and he is not aware of any current plans to widen or improve. The City continues to actively work on ways to accommodate and address the homeless issues within Forest Grove.

OTHER:

Bobby Nuvolini, Tualatin Valley Irrigation District, 2330 Elm St, Forest Grove, 97116

Nuvolini explained the north 48" water pipeline distributes close to 75% of the irrigation in their system and approximately ten thousand acres in Washington County. They need to preserve access to this line. The preferred alternative is to completely re-locate this line, which would make the parcel in question whole. This idea has been viewed favorably by the applicant. If this re-location is accepted TVID would be in support of the Amended TSP. However, reclamation would not abandon the pipeline until the new line is completely installed and available for use.

Craig Enstrom, 2352 SW Kingwood, Forest Grove, OR 97116

Enstrom is concerned he may have an easement on the affected property in discussion. Riordan mentioned he would take a look in more detail when the roadway construction is proposed as part of the development review process.

REBUTTAL:

None.

The public hearing was closed at 8:26 p.m.

COMMISSIONER DISCUSSION:

Commissioners deliberated and discussed various elements of the above-mentioned item. Chair Ruder inquired if there were any noise abatement plans thus far. Doukas said there are preliminary design plans and considerations regarding this however, it is a bit early in the process to have the full picture. Redwine asked if there are any general metrics for use on the bike/pedestrian trails. None were noted. Ruder discussed additional signage needed for the trails especially for crossing. Nakajima asked if crossing from Oak Street to Hwy 47 would be closed. Dan responded affirmatively. She continued with the importance of maintaining detour routes for emergency traffic situations in this area. Sanderson questioned highway access for private residences on Oak Street once this road has been vacated. Riordan responded the access from this road would be vacated for all. Farrell questioned distance added to the realignment of the trail near the roundabout. Doukas responded 1200 ft. Doukas also clarified Mr. Enstrom's easement would not be affected by the TSP road realignment.

Public Hearing closed at 8:26 p.m.

Commissioner Sanderson moved a motion to approve file number 311-22-000026-PLNG – Amendments to the Forest Grove Transportation System Plan with the Planning Commission Findings and Decision Number 2022-07 (Attachment B), recommending City Council approval of proposed amendments to the Forest Grove Transportation System Plan affecting the pedestrian, bicycle and street networks in the Highway 47/Oak Street area. Commissioner Farrell seconded. A friendly amendment by Commissioner Sanderson was made to add the ODOT recommendation that a study of the Hwy. 47/Martin Road roundabout be conducted to identify enhancements for pedestrian and cyclists crossing the highway, subject to approval of the state traffic/roadway engineer.

Roll Call Vote on Motion: AYES: Chair Ruder; Commissioners Sanderson, Danko, Nakajima, Bjorn, Redwine, and Farrell. NOES: None. ABSTAIN: None. ABSENT: None. MOTION CARRIED 7-0.

- C. **ACTION ITEMS:**
None.

3. BUSINESS MEETING:

- A. **APPROVAL OF MINUTES:**
The July 18th minutes were approved by acclamation.

B. DIRECTOR'S REPORT:

None

E. ANNOUNCEMENT OF NEXT MEETING:

The next Planning Commission meeting is scheduled for Monday, September 19th, 2022 at 7 p.m.

F. ADJOURNMENT:

The meeting was adjourned at 8:34 p.m.

Respectfully submitted by:

Shannon Reynolds
Planning Commission Coordinator