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**Planning Commission
Community Auditorium and Zoom
1915 Main Street, Forest Grove, OR
Monday, July 17th, 2023, 7:00 pm**

1. CALL TO ORDER AND ROLL CALL:

Chair Ginny Sanderson 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 Ginny Sanderson (in person); Commissioners Teri Bjorn (in person), Julie Danko (via Zoom) and Joel Redwine (in person), Nicole Ellis (in person), Julie Stenberg (in person).

Planning Commission Excused: Commissioner Tim Farrell

Staff Present: Bryan Pohl, Community Development Director; Dan Riordan, Senior Planner; Shannon Reynolds, Planning Coordinator (in the Community Auditorium), and Michelle Davis, Admin Specialist (in the Community Auditorium).

2. PUBLIC MEETING:

A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:

Mr. Jon Larson, CPA, PC, 1632 Main Street, Forest Grove, OR 97116

Mr. Larson reported his concerns with the City Council passing and ordinance that is completely counter to Article 12 of the City's land use laws.

B. PUBLIC HEARING:

(1.) File No. 311-22-000027-PLNG – Ritchey Ridge Planned Development and Subdivision.

Chair Ginny Sanderson opened the Public Hearing at 7:07 p.m. by reading the criteria the Commission must use to make their decision.

Senior Planner Dan Riordan provided the Commissioners with a staff report and Power Point presentation detailing a site map and subdivision layout. The proposed development consists of 59 detached lots and 6 attached townhomes located in the Gales Creek Terrace development. The site contains approximately 10.6 acres and is designated A-Medium, B-Standard and C-Low on the Comprehensive Plan Map. Dan presented the staff recommended conditions of approval for the application.

Staff recommends the Planning Commission approve the application for the proposed Ritchey Ridge planned development and subdivision with the recommended conditions of approval.

Dan responded to Commissioner's questions on the proposed project.

CORRESPONDENCE:

Notice of the Planning Commission public hearing was mailed to property owners within 300 feet of the property subject to the planned development and subdivision on June 27, 2023. Notice was also published in the Forest Grove News Times on July 06, 2022 and July 13, 2022 as required by Forest Grove Development Code.

One public comment was received regarding this request and was provided to the Commissioners as well as available to the public on the city website.

APPLICANT:

John DeJong, Tech Engineering, PO Box 80483 Portland, OR

Mr. DeJong explained the proposed development. Generic plans have been provided as they have not chosen a local builder yet. In reference to the private street access, the intent is to install bollards at the end so as to discourage through street access. The primary access road will be Schmunk Street.

Commissioner Bjorn asked if a condition of approval could be added to have the final architectural plans and color palette approved by city staff. She also inquired if they would be open to an additional condition of approval to restrict construction vehicle traffic from going through to adjoining neighborhoods.

OWNER:

Rick and Steve Schmunk, 5644 SE McInnis Street, Hillsboro, OR 97123

Mr. Schmunk explained how he acquired the property and how he plans to continue with the same type of development that is currently going with Gales Creek Terrace. He intends to encourage the developers to protect the current view that the existing properties have.

PROPONENTS:

None

OPPONENTS:

David A. Primmer, 22745 S. Alpine St, Cornelius, OR 97113

Mr. Primmer mentioned his concerns with access to his property.

OTHER:

Jim Burke, 1585 18th Avenue, Forest Grove, OR 97116

Mr. Burke stated his concerns with street issues in the proposed development. Mr. Burke is concerned that there are not enough traffic calming or traffic diversions to help alleviate the added traffic that this development will bring to the already crowded area. He encourages leaving the barriers up at 19th place and 19th Avenue until Ritchey Ridge has been developed and occupied. He would like to see this added as a condition of approval to the application.

Stacey Moore, 43965 SW Ritchey Road, Forest Grove, OR 97116

Mrs. Moore purchased the property directly across from the proposed Ritchey Ridge development and inquired about a possible public trail that was shown going through her property. She also wanted to know if there were any other possible impacts to her property.

REBUTTAL:

Mr. DeJong responded. Mr. Schmunk's desire is to work with the neighbors as much as possible during this development process. If keeping the roads closed until development is complete, they will comply. However, they don't necessarily feel this would be in the best interest of all. They will continue to allow Mr. Primmer access to his property using the lane he has created through their property. His farm access will not be impeded but actually improved as a road will be constructed and paved for access to the required water quality facility. The timeline is most likely at least one year before any homes will be constructed. The Emerald Trail will be installed to Ritchey Road.

Mr. Schmunk responded that gaining access to the development by using Schmunk Street will be an added benefit to the existing homeowners. This will improve the amount of traffic through the area.

Public testimony closed at 7:36.

COMMISSIONER DISCUSSION:

Commissioner Sanderson asked for any comments or questions of staff. Dan provided a response regarding the Emerald Necklace trail and the proposed future plans as development occurs. Commissioner Danko asked for clarification on the farm road access. Mr. Riordan also clarified that original development plans were to have 19th Ave and 19th Place continue to extend with 19th Place eventually connecting to Ritchey Ridge however, with the existing curvature of Ritchey Ridge Road it was not a safe plan for an intersection due to visibility issues.

Commissioner Sanderson asked if the housing type for this development is comparable to what has been constructed in the Gales Creek Terrace development. Mr. Riordan responded that was a fair assumption. She also inquired staff if this was the “typical” process for property development as this seems different. Dan responded it may be different, but not unusual.

Chair Ginny Sanderson closed the discussion at 8:17 pm.

Commissioner Bjorn moved a motion for Planning Commission to amend the conditions of approval (1-34) as stated in the staff report on file no. 311-27-000027-PLNG and add two additional conditions of approval as follows: condition no. 35; Applicant to provide detailed information of the architectural materials and color palette of the development to city staff for review prior to plat approval. Secondly, condition no. 36; Applicant to require reasonable accommodation to limit traffic into the existing Gales Creek development during construction of the Ritchey Ridge development. Commissioner Redwine seconded the motion.

Roll Call Vote on Motion: AYES: Chair Sanderson; Commissioners Redwine, Bjorn and Danko. NOES: None ABSTAIN: Commissioners Ellis and Stenberg ABSENT: Farell. MOTION CARRIED 4-0.

Commissioner Bjorn moved a motion to approve the Ritchey Ridge Planned Development and Subdivision file no. 311-27-000027-PLNG with the conditions of approval as stated in the staff report as well as the additional conditions of approval as stated in the previous motion. Commissioner Danko seconded the motion.

Roll Call Vote on Motion: AYES: Chair Sanderson; Commissioners Redwine, Bjorn and Danko. NOES: None ABSTAIN: Commissioners Ellis and Stenberg ABSENT: Farell. MOTION CARRIED 4-0.

C. ACTION ITEMS:
None.

3. BUSINESS MEETING:

A. APPROVAL OF MINUTES:
The May 1st, 2023 minutes were approved by acclimation.

B. DIRECTOR’S REPORT:
Bryan Pohl provided a director’s report to the Commissioner’s. A summary of the Time, Place and Manner Ordinance that was passed by City Council to provide a safe rest area for people to sleep within our jurisdiction when shelters are full or unavailable was provided. A possible location for this is the gravel lot adjacent to

City Hall, but this has not been formally decided. The city has filled the vacant Senior Planner position. Kate McGuire will begin her new position with the City of Forest Grove this coming Monday.

Chair Sanderson welcomed new Planning Commissioners Nicole Ellis and Julie Stenberg.

E. ANNOUNCEMENT OF NEXT MEETING:

The next meeting is TBD.

F. ADJOURNMENT:

The meeting was adjourned at 8:51 p.m.

Respectfully submitted by:

Shannon Reynolds
Planning Commission Coordinator