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Planning Commission
Community Auditorium
1915 Main Street, Forest Grove, OR
Monday, April 2, 2018, 7:00 pm

1. **CALL TO ORDER:**

Chair Tom Beck called the Work Session to order at 7:00 p.m. Roll Call:

Planning Commission Present: Tom Beck, Chair; Phil Ruder, Vice Chair; Commissioners Lisa Nakajima, Dale Smith, Ginny Sanderson, Hugo Rojas, and Sebastian Lawler.

Planning Commission Excused: None.

Staff Present: CD Director Bryan Pohl; James Reitz, Senior Planner; Dan Riordan, Senior Planner; Cassi Bergstrom, Planning Commission Coordinator.

2. **PUBLIC MEETING:**

2.1 **PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:**

None.

2.2 **PUBLIC HEARING:**

None.

2.3 **ACTION ITEMS:**

None.

2.4 **WORK SESSION ITEMS:**

A. RMH Zoning District

Community Development Director Bryan Pohl presented the Commission with the background on a proposal to increase the target density within the RMH zoning district in order to aid the affordable housing crisis. Planning Commission had made a recommendation to allow up to 30 dwelling units per acre (DUA) as incentive rather than 50 DUA proposed by City Staff. The proposal went forth to the City Council, and they have kicked it back for reconsideration.

Chair Beck and Vice Chair Ruder discussed the proposal, stating concerns for increasing the density within the RMH zone because of the lack of current need and urgency. They also expressed that there is vacant land available for high density housing within the Town Center and Commercial Corridor, expanding the zone may result in pushback from neighbors. City Staff gave examples of high density projects within the city as well as summarizing the Johnson Economic report on density analysis aiding in improvements in affordability. Senior Planner Dan Riordan gave information on the housing needs analysis done within the city, stating an additional 1,500 multifamily housing units will be needed in the next 20 years.

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Chair Beck and Vice Chair Ruder were not convinced that this increase in density will aid in the affordable housing effort. Commissioner Nakajima stated a report came out that the city is number one for subsidized housing, and there isn't a need for more. Commissioner Smith was in agreeance, whereas Commissioners Rojas and Lawler would agree with an increase in target density. Commissioner Sanderson was undecided.

After further discussion between Commissioners and City Staff, the Planning Commission reached consensus that it could support a bonus density of 10 DUA for affordable housing projects. This would allow for a maximum density of 30.28 DUA for eligible affordable housing projects; the criteria for eligibility require further refinement. Director Bryan Pohl will present the City Council with this proposal, and will decide if a joint Work Session is necessary between the Commission and Council in the future (tentatively set for May 29, 2018).

3.0 BUSINESS MEETING:

3.1 APPROVAL OF MINUTES:

Commissioner Smith moved a motion to approve the minutes of the February 19, 2018 meeting. Vice Chair Ruder seconded. Motion passed 6-0.

3.2 ELECTION OF OFFICERS FOR YEAR 2018:

Commissioner Lawler nominated Tom Beck to continue in the position as Planning Commission Chair for year 2018. Commissioner Smith seconded. All in favor via a voice vote.

Commissioner Nakajima nominated Phil Ruder to continue in the position as Planning Commission Vice Chair for year 2018. Commissioner Smith seconded. All in favor via a voice vote.

3.3 REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:

None.

3.4 DIRECTOR'S REPORT:

Director Bryan Pohl informed the Commission on the upcoming Boards and Commissions Legal Training Workshop being held on April 9, 2018 at 5:15 to 6:55 pm.

3.5 ANNOUNCEMENT OF NEXT MEETING:

Next meeting has not been determined.

3.6 ADJOURNMENT:

The meeting was adjourned at 8:12 p.m.

Respectfully submitted by:



Cassi Bergstrom
Planning Commission Coordinator