## 1. CALL TO ORDER:

Chair Beck called the meeting to order at 7:02 p.m.
**Planning Commission Present:** Tom Beck, Lisa Nakajima, Dale Smith, Phil Ruder and Hugo Rojas.
**Planning Commission Excused:** Sebastian B. Lawler; Carolyn Hymes
**Staff Present:** Jon Holan, Community Development Director; Dan Riordan, Senior Planner; Marcia Phillips, Planning Commission Coordinator; Cassi Bergstrom, Admin Specialist

## 2. PUBLIC MEETING:

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

Mr. Kerry Vanderzanden (2603 NW Hwy 47) elected to speak on a topic not on the agenda regarding the construction going on at Silverstone development. The developer has no accountability for the ordinances they are not following. There are littering ordinances being violated by subcontractors not cleaning up after themselves. The noise ordinance also needs enforced for the Sunday's and holidays that they are working and making noise.

Erosion control is also not being monitored or controlled. Coverage is not happening. Mr. Vanderzanden would like to know how to get these ordinances enforced.

Mr. Beck stated there do need to be time limits on construction. Police have been in a transition with a new code enforcement officer, and it was suggested that these concerns be brought up at the next City Council hearing as they will have more direct control over these issues.

### 2.2 PUBLIC HEARING:

**A. File # 311-17-000013-PLNG – Recommendation to City Council to approve the Westside Refinement Plan and accompanying implementation measures. (Staff report was presented on May 15th, and the public hearing was continued to May 30th.)**

Chair Beck opened the public hearing continued from the meeting on May 15th and called for Mr. Riordan to give any more information gained since the staff report at the last meeting.

Dan Riordan, senior planner, stated that additional written testimony was received and handed out to the Commission. The first handout was submitted by Matt Newman of NW Engineers representing the Nixon ownership at 44725 David Hill Rd. The testimony submitted by Mr. Newman follows up on the information he submitted on May 15th. It is a correction to the reference to a zone clarification.

The second handout submitted is from Ms. Laura Cattell (3340 Valley Crest Way) regarding questions for the zoning of the area of Westside Refinement Plan.

The third handout submitted is from Ms. Karen O'Donnell (2518 NW Antler Drive). She expressed concern over the representation of the landslide area and the proposed development of the school district property affecting views and devaluing property. The concern about future access and traffic from David Hill Road was also brought up.

The fourth handout was submitted by Ms. Kelly Peterson (Falcon Ridge neighborhood). She also expressed concern about the future development obstructing views and lowering home values, along with congested traffic on David Hill Road.

Mr. Riordan also included a Transportation Plan amendment after additional discussions with ODOT on how to address mitigations for traffic required at the roundabouts. ODOT would like to include the proposed mitigation measures, adding capacity to the two roundabouts and adding to the financial constraint transportation plan list. Both projects are currently in the TSP, it would just be revising the dollar amounts for the projects. ODOT also requested that the city nominate this project to the Metro Regional Transportation Plan for additional funding.

Chairman Beck asked if it is allowed to amend the TSP without additional notice of public hearing.

Mr. Riordan stated that we can because the mitigation project was described May 15th and the wording, description, project sense, and dollar amount has not changed. The legal notice sent out included the TSP amendments.

Mr. Riordan gave an overview of the staff report given on May 15th. The staff report responds to questions and clarification that planning Commission had requested along with response to written testimony received prior to that meeting.

The Commission had requested the following:

A map showing location of the 440 foot contour elevation.

Information about the location of the historic landslide area identified through the geological assessment. The general location is based on LIDAR imagery and only shows only the general area. The precise boundary will not be known until actual field work can be done and a geotech is required.

Information was asked about the amount of developable land on the Nixon property. That information was provided to the Commissioners.

Mr. Spiesschaert pointed out issues in regards to the fire station location. Documentation has been provided by the fire department for the record on their determination for the location. The location of the storm water facility was also brought up by Mr. Speisschaert, and the slope in the area and infrastructure information is now provided.

Brad and Lynda Taylor raised issues in their testimony regarding the proposed infrastructure and cost and how it will be funded.

Mr. Kerry Vanderzanden raised concern and opposition in his testimony about the potential commercial development on David Hill Road. Information and options are provided to the Commission about that to provide staff some direction.

That concludes the staff report.

Chair Beck stated that this is a legislative matter, and read through the sign-up sheet on who would like to testify.

**PROPONENTS:** None.

**OPPONENTS:** None.

**OTHER:**

**Linda Taylor, 3351 Thatcher Rd, Forest Grove, OR:**
Ms. Taylor stated that she is the owner of the Green Grove Cohousing Community. They are concerned about the effect the Westside Plan could have on their community, along with the high financial impact. The proposed infrastructure of the sewer and water at elevations above 400 feet need to be evaluated independently. Housing trends suggest millennials and boomers are looking for smaller, more affordable homes with a greater sense of community. High construction costs will be counterproductive. Green Grove sits in the middle of this area, and will directly impact the project. An extension of an 8 inch water line with hydrant was invested in creating the community for public improvement, and no written guarantee that credit for this $150,000 construction investment will be recognized by the city.

The city development code does not yet recognize cohousing as a form of dwelling. Green Grove features sustainability at its core. Individuals building in the Green Grove should not be susceptible to the increase of SDC's as the result of building up David Hill Road with expensive homes at a high elevation. Modest homes on lower elevation lots should be differentiated from the lots up high in elevation that are hard to reach with utilities, creating more expensive building costs.

**Brad Taylor, 3351 Thatcher Rd, Forest Grove, OR:**
Mr. Taylor recognizes that the David Hill area will be developed eventually and appreciate the city's efforts in getting a plan in place. Mr. Taylor offered up an idea that could save the city millions of dollars that could be passed along to the home builders in the form of more moderate SDC charges.

Mr. Taylor's proposed that the city use an affluent sewer system instead of the larger diameter gravity sewer system. Affluent sewer systems require each house to have a septic tank paid for by the homeowner during construction. The city then operates and maintains the systems with necessary easements for access. The affluent from the tanks are liquids, keeping the solids in the tank, which then can be pumped by small connection lines into an existing standard sewer line. The system is more economical

and can be used in the David Hill area since the pipes being used are smaller and less intrusive the high elevation area. Clean outs are required every 300 feet and lowers the capacity to the treatment facilities. Septic tanks anaerobically decompose the solids, and are ideally suited for the lower density developments in the David Hill area with the hilly terrain. A study in Lacy, Washington for 24 years shows much less lifetime construction costs.

When proposing a different sewer system to Clean Water Services for the Green Grove cohousing, they did not want to hear of it. Forest Grove is good at working at coming up with different ideas, and the affluent sewer system could save as much as $5 million. The city has a bigger voice than Green Grove in communicating with CWS. Commissioner Nakajima asked if any other cities in Oregon are using this sort of sewer system.

Mr. Taylor responded that Camas, Lacy, and Yelm, Washington but unknown about Oregon.

**John White, PO Box 941, Forest Grove, OR:**
Mr. John White has been involved in the community as a citizen and helped draft the vision statement for the city. Sustainability was one of the main objectives that the community was trying to achieve as a goal for the city. Mr. White listed off the goals the city had listed to achieve sustainability.

As a future member of the Green Grove Co-Housing community, Mr. White spoke in support of the affluent sewer treatment system Mr. Brad Taylor spoke about. It is a great to model the city as sustainable, and encourages the Commission to use their influence to share the idea with CWS. The high elevation will challenge the city's ability to develop economically and financially. Asked the Commission to think about the impacts the large development fees in the higher elevation areas will affect future home builders.

**Kerry Vanderzanden, 2603 NW Highway 47, Forest Grove, OR:**
Mr. Vanderzanden stated he has lived there all his life, as well as his father. Martin Road has been voted on long ago for additional transportation funds.

The letter Mr. Vanderzanden wrote on the commercial aspect was referenced from the May 15th meeting. He believes it is the wrong place to put a commercial zone due to the roadways not being improved for that kind of traffic causing congestion.

He also expressed concern as to the location of the fire station. In his opinion, a better location for commercial area would be near the LDS church near the schools.

**Darren Wood, 881 NE Thomas Ct, Hillsboro, OR:**
Mr. Wood stated that Vanderzanden's are his family, and he owns the property between Kerry and Susan's property on Purdin Road area. Mr. Wood has a vested interest in the property, but he also can look at things as a commercial developer with his work experience.

An important thing to address is the funding aspect of things, referencing the statement made by Ms. Taylor that anything above about 400 feet elevation will be very expensive to develop. Equalizing the SDCs does not create income diversity. When you do that, the SDC's are based off single home or unit basis so the cost isn't subsidized and keeps the lower income homes out of the area.

Regarding the commercial aspect, a lot of people are split. Mr. Wood has been involved in projects trying to bring a grocery store to Forest Grove, and it is really hard to get the "roof top count" to make that feasible. Having the area zone mixed use makes the area more flexible for development.

Chair Beck asked how many "roofs" it takes to get a grocer in town.

Mr. Wood replied that it can depend on the size of the grocer: 40,000 rooftops for a 60,000 sq ft for a moderate sized grocery store. A grocery store will revitalize the core of Forest Grove, and steps of pushing commercial out in the neighborhoods keeps people out of the core of the community. The Hillsboro Civic Center is a perfect example of an excellent downtown core building bringing the community together.

Commissioner Nakajima inquired about his experience with Trader Joe's.

Mr. Wood stated he has solicited them multiple times but never made progress with them.

**Karen O'Donnell, 2518 NW Antler Dr, Forest Grove, OR:**
Ms. O'Donnell wanted to remind the Commission of the close proximity of the state-of-the-art high school and the large events it holds bringing in business. There is a need for commercial in that area so people can eat nearby and a grocery in that area is a great idea.

**Greg Banos, 3131 NW Hwy 47, Forest Grove, OR:**
Wanted to go on record to say the development demands and topographies are very distinct. Ditto to what everyone said regarding SDC fees.

Chair Beck closed the public hearing at 7:49 p.m.

**COMMISSION DISCUSSION:**

Chair Beck asked Mr. Riordan where the maps he was referring to were, and Mr. Holan explained that they had been sent to the Commission via email prior to the meeting.

Mr. Beck stated that the staff combined two large areas, and it should be separate. SDC fees are key factors in separating these two areas.

Chair Beck stated he is a big proponent on the commercial area located on David Hill, but the testimony from Mr. Kerry Vanderzanden may have changed his mind. There is a dilemma as to where we are in society: sustainability requires traveling less which is contradictory to Forest Grove wanting to build in the downtown core.

Chair Beck thought the Fire Department proposed building was supposed to be at Thatcher and David Hill. Mr. Holan explained that a conversation was held with Fire Chief Kinkade and he explained that it would be better to have the station located close to Highway 47 but not at the intersection. Chair Beck stated it makes sense because the fire department has responsibilities outside of city limits.

Chair Beck expressed concerns about any development above 440 feet in elevation, and really thinks it should be a separate thought. The sewer idea is fascinating that was presented by Mr. Taylor. Staff should get together with Clean Water and explore that option.

Mr. Holan stated that staff will respond to the sewer idea at the June 5th meeting after some more research. Everyone needs to keep in mind that for the infrastructure improvements the main point is to evaluate the options for update to the various Master Plans. This Westside Plan process is to provide some direction without any commitment to exactly what it will be. A policy can be created as a basis to present to the City Council.

Chair Beck stated that opening up the language will be best since this is a conceptual idea, as to not rush into anything and suggested that this major expansion plan should go before the Sustainability Committee.

Mr. Holan explained the commercial areas are to provide sustainability, limiting the distance the community has to travel to shop.

Chair Beck stated that Clean Water Services is more open to change now than it was years ago.

Commissioner Rojas disagreed in separating the two areas, and think they should be together as one.

Commissioner Nakajima would like an explanation of how SDC fees are crafted for the next meeting.

Chair Beck explained that zoning areas were drew by land ownership, and should also be drawn up by the elevations as well because it matters. People pay a premium to get it.

Commissioner Nakajima appreciates the group recognizing that this is planning for the distant future and not for tomorrow. Property owners have a right to plan for the future. She is concerned about the visibility at Nixon driveway and traffic on David Hill Road.

Chair Beck brought up the commercial area at Thatcher and David Hill Road.

Mr. Riordan stated that is the Nixon property zoned R-10. Chair Beck stated that is a large piece of property. Mr. Holan stated it would be a planned development from one

developer as mixed use. Chair Beck clarified it would not just be commercial, but potential for residential as well making it more flexible.

Chair Beck requested more information from staff for the next meeting.

Chair Beck continued the public hearing to June 5, 2017.

**2.3 ACTION ITEMS:**
None.

**2.4 WORK SESSION ITEMS:**
None.

## 3.0 BUSINESS MEETING:

**3.1 APPROVAL OF MINUTES:**
Will approve May 30, 2017 minutes at next meeting.

**3.2 REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:**
None.

**3.3 DIRECTOR'S REPORT:**
None.

**3.4 ANNOUNCEMENT OF NEXT MEETING:**
Next meeting will be held on June 5, 2017 at 7 p.m as a continuation of the last two meetings on May 15th and May 30th at 7 p.m.

**3.5 ADJOURNMENT:**
The meeting was adjourned at 8:11 p.m.

Respectfully submitted by:
Cassi Bergstrom
Planning Commission Coordinator