

1. **CALL TO ORDER:**

Chair Beck called the meeting to order at 7:06 p.m.

Planning Commission Present: Tom Beck, Lisa Nakajima, Dale Smith, Phil Ruder, Hugo Rojas, and Sebastian Lawler

Planning Commission Excused: Carolyn Hymes

Staff Present: Jon Holan, Community Development Director; James Reitz, Senior Planner; Cassi Bergstrom, Planning Commission Coordinator

2. **PUBLIC MEETING:**

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

None.

2.2 **PUBLIC HEARING:**

A. File No. 311-17-000010-PLNG – Smith Orchard (2307 & 2311 Gales Way; and 2332 “B” Street): An 8-lot subdivision and water quality tract; property line adjustments; and easement/setback variances.

Chair Beck opened the public hearing at 7:08 p.m., read the hearing procedures, and asked for disclosure of any conflicts of interest, ex-parte contacts, bias, or abstentions. There were none.

Senior Planner James Reitz presented a staff report explaining that this is a Type III process due to the variance requests. A slideshow was presented showing the variances, lot line adjustments, and subdivision that were to be associated with the property.

A PowerPoint presentation was presented, and site plan was shown to reference the location of the project. An oblique overhead view was presented to show the proposed new road and cul-de-sac design. Lot line adjustments were discussed as to where they would be located on each property.

A short cul-de-sac bowl of 45 foot right-of-way, with a future 5 foot dedication would be a requirement for future development if the adjoining property (2323 Gales Way) were to develop.

Chair Beck asked if the addition of the 5 foot dedication would be automatic without permission from the landowner. The 5 foot dedication was discussed between staff and Commission, with staff explaining that the 5 foot dedication would only happen if a future development or partition was applied for by the property owner.

Mr. Reitz continued his presentation, explaining to the Commission about the lot line adjustments. A variance is needed to change the current front yard of the existing house, allowing the yard setback to be less than the requirement of 14 feet. A slide showing the PUE variance required to get utilities to the site. The Forest Grove Light and Power department has been designing a plan to accommodate. Phone and cable lines still are to be consulted, but that won't happen until site plan reviews.

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Chair Beck inquired about the planter space on the north side and if there will be trees.

Mr. Reitz stated there may not be room. Chair Beck requested site determination will be required by the Community Development Director. Chair Beck asked if it would be better to narrow the planter width to keep roof line from intruding onto sidewalk. Side yard requested to be at least 5 feet.

Mr. Reitz continued to explain the storm and sanitary sewer utility routes. A water quality facility will be required. A revision to the storm/sanitary sewer drainage plan will rid the variance required.

Mr. Reitz discussed the last variance, being that the home on the corner lot is historic, staff and the HLB would like to preserve the home and garage going forward. Building code requires any property line within 3 feet of a structure to be non-combustible, which materials are non-historic in nature. A recommendation to staff is to have the 5 foot setback which rids the variance of only 3 feet.

Mr. Reitz went over the conditions of approval: Revision of making PUE wider, easements for electrical, lot 8 having a minimum 5 foot setback around accessory structure, new construction to follow design standards of historic district, and sufficient parking spaces to be created. Other customary conditions are listed in the packet.

Commissioner Nakajima requested a CC&R for some sort of maintenance agreement should be required for the parking issue.

Mr. Reitz stated that the water quality facility will be required to have a maintenance agreement. The drive approach shared by the 4 lots should have a CC&R to define the requirements. Chair Beck agreed.

Commissioner Lawler wanted clarification regarding the two current property driveways. Mr. Reitz clarified where the driveway approaches will be. The existing garage structure location was discussed.

APPLICANT:

Trisha Clark, PO Box 230121, Tigard, OR 97281:

Ms. Trisha Clark came to the stand, and stated that a lot of effort was put into the lot. Neighbors were met with early on, and neighbors were clear that single family detached homes were recommended. The conditions of approval are agreed upon, and they are willing to create CC&R's for the project.

Regarding the 5 foot ROW dedication discussed, Ms. Clark discussed in detail with the property owner how that would work, and that utility connections would be more accessible for any future development.

Light and Power was also consulted with to deal with the PUE variance, and that is good.

Eric Evans, 6445 SW Fallbrook Pl, Ste 100, Beaverton, OR 97008:

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Mr. Eric Evans, engineer from Emerio Designs, came to the stand and there were no questions from the Commission to address.

PROPOSERS:

None.

OPPOSERS:

None.

OTHER:

Roy Adams, 2326 B St, Forest Grove, OR 97116:

Mr. Roy Adams has a question about the easement into the water quality facility, and how to prevent the area from being a parking lot for storage.

Mr. Reitz stated that a chain would be blocking that area, and it may be paved on compacted gravel to allow the city to access the WQF. Chair Beck requested a condition to be made for a barrier. Mr. Adams wondered if nice pavers could be there. Mr. Reitz stated that large vacuum trucks need to be able to drive on the stout roadway. Chair Beck suggested that the Engineering Department be asked these sort of questions.

REBUTTAL:

None.

Chair Beck closed the public hearing at 7:59 p.m.

COMMISSION DISCUSSION:

Chair Beck opened up the Commissioner discussion.

Commissioner Lawler has some reservations about the project regarding the letter received about the increased traffic but would like to hear what his fellow Commissioners have to say.

Commissioner Ruder stated that the absence of opponents at the meeting speaks well, and the applicant has communicated well with the neighbors.

Commissioner Nakajima inquired about the speed limit of the road and any sight issues from the left. A CC&R is recommended to define the driveway shared by four homes.

Chair Beck stated the last version presented for this site had a room full of opponents. He is pleased with this design.

Commissioner Lawler started with hesitation, but realizes that this is good use for the land. He appreciates that the city is not impeding on the neighboring land.

Chair Beck requested a motion.

Commissioner Nakajima moved a motion that the Planning Commission approves File Number 311-17-000010-PLNG, with the single variance that stands and conditions as reviewed by Community Director Jon Holan. Commissioner Lawler seconded.

Roll Call Vote: AYES: Chair Beck, Commissioners Ruder, Smith, Rojas, Nakajima, and Lawler. NOES: None. ABSENT: Commissioners Hymes. MOTION CARRIED 6-0.

2.3 ACTION ITEMS:

None.

2.4 WORK SESSION ITEMS:

A. Discussion of potential Development Code amendments

Mr. Holan started the discussion by stating that there is some code updates needed to address planned development issues and clean up some items. One amendment recommended by staff is to increase the density in Community Commercial district as well as bonuses. Also an amendment to provide a limitation to variances in planned development, as well as improving architectural aspects required for design and materials used. An architectural design book would be required to provide the information to staff. Lastly, the open space requirement for planned developments needs to be looked at.

Mr. Reitz stated that the planned development code is really good in some other jurisdictions, and would be more comprehensive. During planned development, there needs to be a better way to address certain issues that come up. One example is Casey Meadows area, where the 10 foot wide rear yards are creating an issue for setbacks when proposing a backyard structure.

Mr. Holan recommend proposed wording to have a specific purpose and put some “side boards” on the Planned Development standards. In regards to densities, the proposal is to increase density to 30 units/acre with a possible density bonus of 50 units/acre maximum for Affordable Housing, sustainable practices, etc.

Chair Beck thinks that conditions should be made when increasing the density to prevent tiny single family homes in those high density lots.

The Commission discussed past projects where this had become an issue and inquired about other high density residential areas. There was concern and discussion about the TSP and the transit capacity within the high density areas.

Commissioner Lawler inquired about the bonus plan for affordable housing, and Mr. Holan stated that it will be presented at a future meeting. Chair Beck stated that building affordable housing is difficult with the high SDC fees to make money. Mr. Holan stated a bill has been approved by legislatures to charge a construction excise tax to promote

and help fund affordable housing. Commissioner Ruder stated that it is only increasing building fees, and is “chasing a tail” when it comes to the high rates.

Commissioner Lawler stated that on street parking should not be included in the parking quota. The Concours event was brought up as an example for the parking challenges the area faces.

3.0 BUSINESS MEETING:

3.1 APPROVAL OF MINUTES:

Commissioner Lawler made a motion to approve the minutes of the June 19, 2017 meeting. Commissioner Ruder seconded. Motion passed 5-0.

3.2 REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:

None.

3.3 DIRECTOR’S REPORT:

Mr. Holan stated the next meeting will be August 7th, and the topics will be the Cedar Street amendment for the spot zoning issue and presentation on Affordable Housing. The hearing on the Pacific University Master Plan was discussed and concluded it would be deferred until the first meeting in September.

Chair Beck stated that the city is interviewing candidates for the next Community Development Director position.

3.4 ANNOUNCEMENT OF NEXT MEETING:

Next meeting will be held on August 7, 2017 at 7 p.m.

3.5 ADJOURNMENT:

The meeting was adjourned at 8:49 p.m.

Respectfully submitted by:
Cassi Bergstrom
Planning Commission Coordinator