



*A place where families and businesses thrive.*

**Planning Commission – Minutes 11/4/24**  
**Community Auditorium and Zoom**  
**1915 Main Street, Forest Grove, OR**  
**Monday, November 4th, 2024, 7:00 pm**

**1. CALL TO ORDER AND ROLL CALL:**

Chair Ginny Sanderson called the Planning Commission meeting to order at 7:15 p.m.

The meeting was held in person in the Community Auditorium and remotely via video conference by Permit Technician 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:** Chair Ginny Sanderson, Tim Farrell, Seth Berdahl, Julie Stenberg, Angel Falconer, Nicole Ellis, and Brandon Culbertson.

**Planning Commission Excused:**

**Staff Present:** Bryan Pohl, Community Development Director; Dan Riordan, Senior Planner; Matt Johnson, Senior Planner, Shannon Reynolds, Permit Technician, and Suzie Curtis, Permit Coordinator.

**2. PUBLIC MEETING:**

**A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:**

No public comment

**B. PUBLIC HEARING:**

File No. 311-24-000034–PLNG

- Article 8 General Development Standards- Revise off-street parking and loading standards to ultimately align the Development Code with state rule requirements
- Article 12 Use Categories and Definitions- Provide definitions related to the proposed amendments

**STAFF REPORT:**

City of Forest Grove Senior Planner Matt Johnson presented on the CFEC & parking: purpose, background, and specific provisions.

Commissioner Farrell asked a question regarding the unbundled format and impacts (negative and positive); staff responded to the inquiry.

**COMMISSIONER DISCUSSION:**

Chair Sanderson asked for a motion to recommend to City Council regarding the items outlined in section B of the public hearing section (article 8 and 12).

Commissioner Farrell made a motion to affirm the administrative decision, Commissioner Falconer seconded the motion.

**Roll Call Vote on Motion:**

AYES: Chair Sanderson; Commissioners Berdahl, Culbertson, Ellis, Falconer, Farrell, and Stenberg

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED

**C. WORK SESSION:**

City of Forest Grove Senior Planner Dan Riordan provided an update on severe rent burden. Shared details of how the City of Forest Grove compared to similar jurisdictions in the area (size, university, etc.). Commissioners asked questions throughout the presentation and Mr. Riordan responded. This presentation was open format and held discussion throughout.

**D. ACTION ITEMS:**

None

**3. BUSINESS MEETING:**

**A. APPROVAL OF MINUTES:**

The September 3, 2024, minutes were approved by acclamation.

**B. DIRECTOR'S REPORT:**

Bryan Pohl provided an update to the commissioners.

- Introduced Matt Johnson who is the new Senior Planner
- Forest Grove Forward Project:
  - o Survey closed last week with about 1,500 responses
  - o Consulting firm will be looking at focus groups soon
- Urban renewal agency is working with Fresh Foods Groceries to develop near the Jessie Quinn complex
  - o Under exclusive negotiation agreements for the project
  - o URA is working with the developer and third-party (Johnson Economics) to create packet/plan
  - o Sq footage – around 19,000/20,000 and potentially 2 stories
  - o Goal is to get it to DDA (Disposition and Development Agreement) and into construction phase

**E. ANNOUNCEMENT OF NEXT MEETING:**

The next meeting is TBD. As shared by Bryan Pohl during the directors' update, we are expecting some land use applications to come in but at this time we don't have any to schedule a Planning Commission meeting for.

**F. ADJOURNMENT:**

The meeting was adjourned at 8:15 p.m.

Respectfully submitted by:

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Suzie Curtis  
Permit Coordinator

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