



CITY COUNCIL MEETING

Monday, April 28, 2025
Community Auditorium, 1915 Main Street

Malynda Wenzl, Mayor

Mariana Valenzuela, Council President
Angel Falconer, Councilor
Donna Gustafson, Councilor

Michael Marshall, Councilor
Karen Martinez, Councilor
Brian Schimmel, Councilor

[TVCTV Livestream](#)

[Zoom Webinar](#) Meeting ID: 850 7572 2488 Passcode: 97116

Americans with Disabilities Act (ADA) Notice: The City is committed to providing equal access to public meetings. Requests for accommodation can be submitted to the City Recorder at least 48 hours before the meeting at: mwoods@forestgrove-or.gov or 503-992-3235

CITY COUNCIL WORK SESSIONS

No public comment will be taken. The Council will take no formal action.

5:30 Council Rules

Staff: Jesse VanderZanden, City Manager, Mariah Woods, City Recorder

6:30 Floodplain Management Development Code Amendments

Staff: Bryan Pohl, Community Development Director, Daniel Riordan, Senior Planner

CITY COUNCIL MEETING

A. 7:00 Call to Order

1. Roll Call
2. Land Acknowledgement
3. Pledge of Allegiance
4. Small Business Week Proclamation

B. Public Comment: Time provided for anyone wishing to speak to City Council on an item not on the agenda or on the agenda but not scheduled for a public hearing. Comments are limited to 2 minutes unless additional time is granted by the Presiding Officer. The public comment period shall not exceed 30 minutes unless a majority of Councilors present vote to extend the time. Zoom attendees may use the "Raise Hand" option to be called on.

1. Written Public Comment

C. Consent Agenda: Items under the Consent Agenda are considered routine and will all be adopted with a single motion, without separate discussion. Councilors who wish to remove an item from the Consent Agenda may do so prior to the motion. Any item(s) removed will be discussed and acted upon following the approval of the remaining item(s).

1. Annual Liquor License Renewals
2. New Liquor License
3. Proclamation Request: 250th Birthday of the United States Army
4. Accept Parks & Recreation Commission Resignations

D. Additions/Deletions

1. City Manager
2. Proposed by Councilors

E. Presentations: The Council will hold questions until the end of each presentation. A two-minute reminder will be given to the presenter to conclude remarks.

1. 7:15 **Farmer's Market Update**
Staff: Jodi Monroy, Adelante Mujeres Market Access Manager
2. 7:30 **Economic Development Commission & Economic Development Annual Reports**
Staff: Tim Budelman, EDC Chair, Miles Glowacki, Economic Development Coordinator

F. Public Hearings, Ordinances, and Resolutions

1. 7:45 **ORDINANCE 2025-01 AMENDING THE FOREST GROVE COMPREHENSIVE PLAN TO REPLACE THE CITY'S 2019 ECONOMIC OPPORTUNITIES ANALYSIS WITH THE 2025 ECONOMIC OPPORTUNITIES ANALYSIS UPDATE AND ADDING THE 2025 ECONOMIC OPPORTUNITIES ANALYSIS UPDATE AS A COMPREHENSIVE PLAN APPENDIX; FILE NUMBER 311-25-000002-PLNG**
Staff: Bryan Pohl, Community Development Director, Daniel Riordan, Senior Planner

G. 8:00 Council Communications:

1. Councilor Reports
 - a. Mariana Valenzuela (LC, CDBGPAB)
 - b. Angel Falconer (HLB, JWC, CCESC)
 - c. Donna Gustafson (PAC, RWPCB, WCCCA)
 - d. Michael Marshall (CFC, P&R)
 - e. Karen Martinez (FGRFPD, SCC, FGSCC)
 - f. Brian Schimmel (CCE, EDC, TVHSC, Chamber of Commerce)

2. City Manager's Report
3. Mayor's Report (WCCC, R1ACT, MMC, WCC&MG, WCMG, MYAC)

H. 8:25 Adjournment

CITY COUNCIL WORK SESSION

No public comment will be taken. The Council will take no formal action.

8:30 TV Highway Bus Rapid Transit Locally Preferred Alternative

Staff: Bryan Pohl, Community Development Director, Daniel Riordan, Senior Planner



COUNCIL RULES

Jesse VanderZanden, City Manager

Mariah Woods, City Recorder

City Council Work Session 4-14-25

AGENDA

Purpose

Background

Council Rules

Discussion

PURPOSE

- Discuss Council Rules that City Council identified for review and seek consensus on potential changes



BACKGROUND

- Council held work sessions on 8/26/24 and 12/9/25.
- Issues identified for review:
 - Attendance Requirements
 - Electronic attendance
 - Public comment
 - B/C Membership
 - B/C Fundraising



CITY CHARTER UPDATES

Several Council rules require amendments to reflect changes approved by voters in the updated City Charter. The amendments are as follows:

- 4.1 ... *The Mayor serves as the ~~political head of the City~~ primary representative of the Council for the City...*
- 9.2 (c) *Any substantive amendment to a proposed ordinance must be read aloud ~~before the Council enacts the ordinance~~ or made available in writing to the public before the Council adopts the ordinance at that meeting.*
- 10.2 (b) *Any substantive amendment to a resolution must be read aloud ~~before the Council adopts the resolution~~ or made available in writing to the public before the Council adopts the resolution at that meeting.*
- 11.2 (b) *Any substantive amendment to an order must be read aloud ~~before the Council adopts the order~~ or made available in writing to the public before the Council adopts the order at that meeting.*

ATTENDANCE

- **Section 3.11 Attendance Duty:**

It is the duty of each Councilmember to attend all meetings of the Council. The City Charter, Section 31 (B) (2), provides that the Councilmember's office will be deemed vacant upon absence from the City for 30 days or from all Council meetings within a 45-day period, without Council consent. Consent will be given for good cause as follows:

- *Illness*
- *Family obligations*
- *Employment requirements*
- *Scheduled vacations, or*
- *Other City-related business*

ATTENDANCE

- **Forest Grove Section 3.12: Excused/Unexcused Absence:**

When a Councilmember cannot attend a meeting, the member shall notify the City Recorder, who will notify the Mayor or Presiding Officer, prior to the meeting. The Mayor or Presiding Officer will determine if the absence is considered “excused” or “unexcused”. If the absence is for good cause and there are no objections from other Councilmembers who are present, the City Recorder shall record the absence in the minutes as excused. If the Councilmembers, upon an affirmative vote of the majority of the Councilmembers present, determine the absence is not for good cause, the City Recorder shall record the absence in the minutes as unexcused. Lack of notification will constitute as an unexcused absence.

COMPARISONS

- **LOC Model Rules – Attendance:**

Members of the council shall advise the city manager if they will be unable to attend any meetings. Under the charter, a council position becomes vacant if the member of council is absent from the city for more than 30 days without council permission or absent from all meetings of the council within a 60-day period.

COMPARISONS

- Hillsboro – Attendance:

Attendance at meetings is expected of all members of the City Council who should use their best efforts to attend all Council meetings. Absence from the City for 30 days without City Council consent, or from all City Council meetings within a 60-day period may result in a declaration by the City Council stating that the position is vacant. Excused absences from Council meetings include:

- *Death in the family*
- *Illness*
- *Family emergency*
- *Scheduled vacation; however members of the City Council are encouraged when possible to schedule vacations during scheduled City Council recesses*
- *Essential business duties*
- *On City business*
- *Other absences as excused by the Mayor.*

COMPARISONS

- **Beaverton – Attendance:**

Attendance. A council member shall provide reasonable notice to the city recorder if the council member will be unable to attend a council meeting. Under the Beaverton Charter, a council member may be removed from office when a council member fails to participate in at least one council meeting within a 60-day period without notifying the city council.

COMPARISONS

- **Cornelius – Attendance:**

Attendance Duty: It is the duty of each Council member and the Mayor to attend all meetings of the Council. The Charter provides in Section 32 that an office will be deemed vacant upon the absence from meetings of the Council for sixty (60) days, or the absence from the City for thirty (30) days without the consent of the Council. The consent of the Council for such absence must be in writing and obtained prior to such absence. Consent will be given for good cause.

Excused Absence: When any Council member cannot attend a meeting of the Council, the member shall notify the Mayor, Council President or City Manager prior to the meeting. If the absence is for good cause, the absence shall be listed in the minutes as excused. If the absence is not for good cause, or prior permission is not obtained, except in the case of an emergency, the absence shall be listed in the minutes as unexcused. If any member has two unexcused absences from Council meetings or subcommittee meetings of the Council, the Council may request an explanation at a regular meeting.

COMPARISONS

- **Tualatin:**
Under the charter, a Council position becomes vacant if the member of Council is absent from the City for more than 30 days without Council permission or absent from all meetings of the Council within a 60-day period.
- **Tigard:**
Tigard has some brief code language and a one-page “ground rules” that govern proceedings. There is no language regarding attendance.
- **Sherwood:**
Members of the Council shall advise the City Manager if they will be unable to attend any meetings. Vacancies for City Councilor positions are defined under Section 3I of the City charter.

CONSIDERATIONS

- **Forest Grove language regarding 45 days differs from all other cities with 60 days.**
- **Whether to have “excused” and “unexcused” absences.**
- **Does the Council want to revise the Council Rules regarding attendance?**

ELECTRONIC ATTENDANCE

- **Forest Grove Section 3.13: Telephonic Attendance:**

When a Councilmember is unable to physically attend any meeting, pursuant to Section 3.11, the member may attend by conference telephone with at least 24 hours' advance notice. The City Recorder shall record in the minutes the time the member's call was connected and the time the member's call was disconnected.

ELECTRONIC ATTENDANCE

Only two examples of other cities could be found:

Cornelius:

Telephonic/Electronic Meetings. Council members may participate and vote in Council Meetings via telephone, electronically, or by other means consistent with Oregon Public Meetings Law.

Tualatin:

While members of Council are expected to attend in-person whenever possible, members may participate and vote in City Council meetings via telephone, electronically or by other virtual means consistent with the Oregon Public Meetings Law if personal circumstances require such attendance. Whenever possible, members of Council shall notify the Presiding Officer, Manager, and Deputy City Recorder the week before a scheduled Council meeting before electing to attend virtually. Members of Council attending virtually are expected to remain present for the entire meeting unless an absence is due to a malfunction or technical issue out of the control of the Councilor. If attending virtually with video capabilities, members of Council are expected to have their video turned on.

CONSIDERATIONS

- Tualatin appears to be the only city with updated rule language requiring presence during the entire meeting and to keep video on.
- For those cities that have rule language, they generally state “...consistent with public meetings law.” Forest Grove’s rules do not contain this language
- Does the Council want to revise the Council Rules regarding electronic attendance?

PUBLIC COMMENT

- The issue raised here is whether persons providing public comment must list their address prior to commenting. Persons have expressed concern about providing their address, as the information is subject to release if requested in Public Records Requests.
- Forest Grove Section 6.4.2. states:
 - Persons wishing to speak during public comment must sign the public comment sign-in sheet and list the topic upon which the person wishes to comment. The City Recorder shall post in the foyer before the start of a meeting a Public Comment sign-in sheet.
 - Comments will be limited to two (2) minutes, unless additional time is granted by the Presiding Officer.
 - Speakers shall identify themselves by their names and by their place of residence.

PUBLIC COMMENT

- LOC Model Template states: *“Persons wishing to speak during public comment must sign the “speaker’s roster” with the person’s name and address and the topic upon which the person wishes to speak, not later than the call to order.”*
- *Further “Speakers shall identify themselves by their names and by their place of residence. Speakers may state their mailing address [or the ward in which they reside].*

COMPARISONS

Hillsboro

- *At the time on the agenda designated for public comment and during any public hearing, any member of the public desiring to address the City Council must first wait to be recognized by the Mayor and then state their name for the record.*

Beaverton

- *Unless the council meeting is being held virtually, a visitor must complete a visitor comment card with the visitor's name, address, and topic on which the visitor wishes to speak and must submit it to the city recorder.*

COMPARISONS

Tigard

- *No requirement to provide information.*

Cornelius

- *No requirement to provide information.*

COMPARISONS

Tualatin

- *Persons wishing to speak during public comment should sign the “Speaker Request Form” and provide the person’s name and place of residence, as well as the topic upon which the person wishes to speak. The Council may request that groups with like comments choose a spokesperson to present joint remarks. Before providing any public comment, speakers must announce the person’s name and place of residence to the Council.*

Sherwood

- *Persons wishing to speak during citizen comments must sign and submit a Request to Speak form provided by the City, which must include the person's name and address and the topic upon which the person wishes to speak, not later than the Call to Order. Speakers shall identify themselves by their names and by their city of residence.*

CONSIDERATIONS

- Does the Council want to retain the address requirement for public comment or change it? If changed, it would also apply to electronic and written comment.
- Are there other parts of the rule Council would like to change?

ELECTRONIC PUBLIC COMMENT

Forest Grove

- No language addressing electronic comment

LOC Model Rules

- No language addressing electronic comment

ELECTRONIC PUBLIC COMMENT

The only city with electronic public comment language staff could find:

Hillsboro

- *Individual and community groups desiring to provide public comment virtually, must register with the City Recorder by 3:00 pm the day of the meeting and provide their name, address, email, phone, and a general topic.*

CONSIDERATIONS

- *Does the Council want to require electronic attendees to register with the City Recorder in advance of the meeting to participate, i.e., by 3:00 p.m.?*
- *Does the Council want electronic attendees to provide name and address, since they are not able to sign the sign-in sheet?*

WRITTEN PUBLIC COMMENT

Forest Grove Section 6.4.2 (a) states

- Written comments to City Council received by 3 p.m. the day of the meeting will be included in the official record of that meeting. Written comments received after that time will be included in the official record of the following meeting.

LOC Model Rules

- No language addressing written comment

WRITTEN PUBLIC COMMENT

Comments submitted by email often list addresses and phone numbers, and the City is not able to withhold that information if requested in a Public Records Request.

Emailed public comment creates challenges for staff in determining whether to include attachments, forwarded messages, invitations, etc. Limiting written comment to the online form would streamline the process.

CONSIDERATIONS

- *Does the Council want to require that written public comment be submitted through the online form?*

B/C MEMBERSHIP / FUNDRAISING

Background:

- Council held two work sessions in early 2023 and created B/C Council Subcommittee (Resolution 2023-03) to conduct a comprehensive review of all B/C's.
- The Council Subcommittee met 8 times between March and August 2023 and made recommendations to City Council.
- The Council reviewed the Council Subcommittee recommendations in 4 work sessions in August, September, and October 2023.
- The Council passed several resolutions and ordinances to change the Council Rules pertaining to Boards and Commissions.

COMPARISONS - MEMBERSHIP

Most cities have a handbook governing Boards and Commissions approved by the City Council, rather than listing them in the Council Rules.

Hillsboro	Must live in city
Beaverton	Must live in city for Budget, BURA, and Social Services Comm's
Tigard	Contained in each B/C bylaw
Tualatin	Unable to find on website
Sherwood	Contained in each B/C bylaw
Cornelius	Unable to find on website

B/C MEMBERSHIP

- Was governed by individual bylaws for each board and commission
- Varied from all members must reside in city to nearly half can reside from outside city
- Outside the city was not defined
- B/C Council Subcommittee recommended a maximum of 2 members per B/C may reside outside the city.
- Council discussed definition of “outside of city”.
- Council amended Council Rules: *“A maximum of two members of each B/C may reside outside of Forest Grove, so long as they reside within the Forest Grove School District.”*

CONSIDERATIONS

- *Would Council like to change the B/C membership provisions?*

B/C FUNDRAISING

- Was not addressed in Council Rules
- Was included in Public Arts Commissions bylaws
- B/C Subcommittee considerations:
 - If fundraising is consistent with a B/C purpose
 - If fundraising raises potential conflicts of interest
 - If meetings subject to public meeting requirements
 - If non-profits could partner to accomplish same purpose
 - If B/C should be allowed to offer grants resulting from fundraising as they are advisory, not administrative
 - Staff time for meetings and to account for monies and assure procurement practices are adhered to
 - If the City could provide a funding source instead of fundraising

B/C FUNDRAISING

- B/C Council Subcommittee recommended no fundraising by B/C's
- Council amended Council Rules: *"B/C shall not fundraise unless authorized by the Council."*
- Staff developed one-page template for B/C to fill out. Council has not received any requests to fundraise.
- Staff could find no examples of other city boards and commissions that conduct fundraising. There were examples of a public arts commission administering programs using city allocated resources.

CONSIDERATIONS

- *Would Council like to change the B/C fundraising provisions?*



FLOODPLAIN MANAGEMENT DEVELOPMENT CODE AMENDMENTS

Bryan Pohl, CFM | Community Development Director

Dan Riordan | Senior Planner

City Council Work Session 4|28|25

AGENDA

Work Session Purpose

Background

Options

Recommended Option

FEMA Model Ordinance Overview

Next Steps & Discussion

WORK SESSION PURPOSE

3

Tonight's work session provides an opportunity for City Council to hear about and discuss the City's options for complying with federal requirements related to local participation in the National Flood Insurance Program (NFIP).

To ensure ongoing participation in the NFIP, the City is required to implement one of three options prepared by the Federal Emergency Management Agency (FEMA).

For reasons that will be discussed, the recommended option is amending the City's Development Code to include the FEMA model floodplain management ordinance.

BACKGROUND

4

In 2009, environmental advocacy groups sued FEMA alleging that FEMA violated the federal Endangered Species Act (ESA) by not consulting with the National Marine Fisheries Services (NMFS) about how the National Flood Insurance Program (NFIP) could jeopardize endangered species protected by the federal endangered species act (ESA).

In 2016, NMFS issued a Biological Opinion or BiOp that concluded that the NFIP in Oregon jeopardizes several endangered species including, but not limited to salmon, sturgeon, and orcas.

BACKGROUND

5

In 2021, FEMA issued a draft implementation plan (Plan) to reduce impacts of the NFIP on threatened species.

In 2024, FEMA announced a new program of pre-implementation compliance measures or PICMs.

Areas subject to the Plan, including Forest Grove, must implement one of the three PICM options.

The City notified FEMA that the City's preferred option will be implemented so that it is effective by July 1, 2025.

BACKGROUND

6

Communities in Oregon subject to the PICMs include:

- Communities located in the Oregon implementation area specified in the 2016 Biological Opinion.**
- Communities participating in the National Flood Insurance Program (NFIP) such as Forest Grove.**
- Communities with a mapped Special Flood Hazard Area such as Forest Grove.**

Floodplain Areas



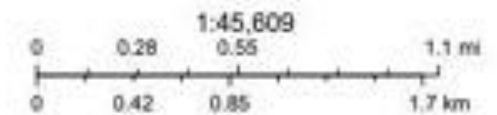
2/11/2025

FEMA Flood Hazard Areas

1% Annual Chance Flood Hazard

Regulatory Floodway

0.2% Annual Chance Flood Hazard



PICM OPTIONS

8

Pre-Implementation Compliance Measures (PICM) Options include:

Option 1: Prohibit all new development in the floodplain.

Option 2: Incorporate the Environmental Species Act development standards into local floodplain ordinances through the FEMA Model Ordinance.

Option 3: Require a Floodplain Habitat Assessment with applications for development in the 100-year floodplain showing that their proposed development will achieve “no net loss” of “floodplain functions” defined on the next slide.

PICM OPTIONS

9

No Net Loss: A standard where adverse development impacts must be avoided or offset through compliance with requirements so there is no net change in the floodplain function from existing conditions.

Floodplain Functions: Floodwater storage, water quality, and vegetation. These functions must be maintained.

RECOMMENDED APPROACH

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Option 2 is the recommended approach for the following reasons:

The City Attorney advised staff that Option 2 complies with Oregon's land use planning rules requiring clear and objective standards in local development codes affecting residential development.

Option 1 is this most restrictive option and could result in a claim that property is being taken for a public purpose.

Option 3 is an ad hoc approach and does not comply with land use planning rules.

RECOMMENDED APPROACH

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1

Implementation of Option 2 will result in replacing prior amendments to the Development Code in 2016 and 2018 to comply with FEMA requirements with the 2024 FEMA floodplain management model ordinance.

Updated standards for development in special flood hazard areas will be added to Development Code Article 8 (General Development Standards) along with floodplain management related definitions.

FEMA MODEL ORDINANCE OVERVIEW

1
2

The FEMA Model Ordinance and Proposed Development Code Amendments are comprehensive and include, in part:

- Revised, updated and additional floodplain management definitions.**
- Compliance requirements including penalties.**
- Administration including local floodplain administrator duties.**
- Provisions for flood hazard reduction to minimize losses under the NFIP.**
- Standards for protection of floodplain functions including a standard for “no net loss”.**

FEMA MODEL ORDINANCE OVERVIEW

1
3

Activities exempt from No Net Loss Standards include:

- Normal maintenance of structures;**
- Normal street, sidewalk and road maintenance;**
- Routine maintenance of landscaping not involving grading;**
- Routine agriculture and tree management practices;**
- Normal maintenance of above ground utilities;**
- Normal maintenance of flood control facilities;**
- Habitat restoration activities; and**
- Pre-emptive removal of trees to manage the spread of invasive species**

FEMA MODEL ORDINANCE OVERVIEW

1
4

Methods for Reducing Flood Losses In the Model Ordinance and Proposed Development Code amendments to minimize NFIP losses includes:

- Anchoring structures to prevent flotation, collapse or lateral movement;**
- Requiring that all new construction and substantial improvements be constructed using methods that minimize flood damage; or**
- Requiring that structures and electrical, heating, ventilating and other service facilities be raised above the base flood elevation.**

FEMA MODEL ORDINANCE OVERVIEW

1
5

For new residential developments such as subdivisions, protection from loss includes:

- Constructing public utilities to minimize flood damage;**
- Ensuring adequate drainage to reduce exposure to flood hazards;**
- Complying with no net loss of floodplain function standards.**

NEXT STEPS

16

The Planning Commission held a public hearing on the proposed Development Code Amendments on April 21st and unanimously approved a motion recommending Option 2 for City Council approval.

After tonight's City Council work session public hearings will occur on May 12th and May 27th to consider the Planning Commission recommendation and ordinance amending the Development Code.

Adopting the ordinance by the end of May ensures that it will be in effect by June 30, 2025, and the City maintains eligibility in the NFIP.

Council Discussion



PROCLAMATION

WHEREAS, America's strongest economic growth in almost 40 years has been driven by the resilience of our small businesses that, despite a worldwide pandemic, continue to pioneer innovative solutions to our country's greatest challenges and create opportunities for families and workers; and

WHEREAS, small businesses remain the heartbeat of our communities and the American economy, employing more than half of our nation's workers, inventing and innovating to launch new technologies and create new American-led industries, enriching our Main Streets, making parts and products in America to fuel our supply chains, and building our Nation's infrastructure; and

WHEREAS, the City of Forest Grove recognizes and values the dedication and entrepreneurial spirit of small businesses that are the cornerstone of our local and state economy; and

WHEREAS, the City of Forest Grove supports and joins in this national effort to recognize and support small businesses to ensure that our community remains as vibrant tomorrow as they are today.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FOREST GROVE DOES HEREBY PROCLAIM MAY 4 – MAY 10, 2025, AS

SMALL BUSINESS WEEK

In Forest Grove, Oregon and urges all citizens to acknowledge and celebrate the achievements made by small businesses locally and nationally.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Forest Grove, Oregon, to be affixed this 28th day of April, 2025.

Malynda H. Wenzl, Mayor, City of Forest Grove



PROCLAMACIÓN

CONSIDERANDO QUE, el crecimiento económico más fuerte de Estados Unidos en casi 40 años ha sido impulsado por la resiliencia de nuestras pequeñas empresas que, a pesar de una pandemia mundial, continúan siendo pioneras en soluciones innovadoras para los mayores desafíos de nuestro país y crean oportunidades para familias y trabajadores; y

CONSIDERANDO QUE, las pequeñas empresas siguen siendo el latido del corazón de nuestras comunidades y la economía estadounidense, empleando a más de la mitad de los trabajadores de nuestra nación, inventando e innovando para lanzar nuevas tecnologías y crear nuevas industrias lideradas por estadounidenses, enriqueciendo nuestras calles principales, fabricando piezas y productos en Estados Unidos. para alimentar nuestras cadenas de suministro y construir la infraestructura de nuestra nación; y

CONSIDERANDO QUE, la Ciudad de Forest Grove reconoce y valora la dedicación y el espíritu empresarial de las pequeñas empresas que son la piedra angular de nuestra economía local y estatal; y

CONSIDERANDO QUE, la Ciudad de Forest Grove apoya y se une a este esfuerzo nacional para reconocer y apoyar a las pequeñas empresas para garantizar que nuestra comunidad siga siendo tan vibrante mañana como lo es hoy.

AHORA, POR LO TANTO, EL AYUNTAMIENTO DE LA CIUDAD DE FOREST GROVE POR LA PRESENTE PROCLAMA DEL 4 AL 10 DE MAYO DE 2025, COMO

SEMANA DE LA PEQUEÑA EMPRESA

En Forest Grove, Oregon, e instamos a todos los ciudadanos a reconocer y celebrar los logros obtenidos por las pequeñas empresas a nivel local y nacional



EN TESTIMONIO DE LO CUAL, he suscrito la presente y he hecho que el sello de la Ciudad de Forest Grove, Oregon, se emplace en este día 28 de abril de 2025.

Malynda Wenzl, Alcalde, Ciudad de Forest Grove

Mariah Woods

From: noreply@civicplus.com
Sent: Monday, April 14, 2025 4:07 PM
To: City Councilors
Subject: Online Form Submittal: Contact City Council

Contact City Council

First Name	Ashley
Last Name	Daugherty
City	Forest Grove
State	OR
Zip	97116
Email	[REDACTED]
Whom would you like to contact?	Entire Forest Grove City Council (Includes Mayor Wenzl)
Would you like a response?	Yes
Question / Comment	This is a critical time. Please do everything in your power to maximize the protection of our residents, neighbors, workers, families, and students of Forest Grove in the face of cruel, arbitrary, mean-spirited, short-sighted, racist, and destructive federal authorities. Please assert and defend the maximum bounds, rights, and duties of the City of Forest Grove. Do not shirk from explaining to your citizens what you are doing to this end, and why, and why it is in ALL of our interests to preserve our civil rights. Call on your citizens explicitly for what we can do to contribute to your efforts, and to support our neighbors and our precious civil society here in Forest Grove. We are counting on you to lead with courage, with wisdom, and with compassion. We are counting on you to help preserve Oregon, and make a future together, for all of our children.

Mariah Woods

From: noreply@civicplus.com
Sent: Tuesday, April 15, 2025 5:20 PM
To: City Councilors
Subject: Online Form Submittal: Contact City Council

Contact City Council

First Name	Max
Last Name	Nealson
City	Forest
State	OR
Zip	97113
Email	[REDACTED]
Whom would you like to contact?	Entire Forest Grove City Council (Includes Mayor Wenzl)
Would you like a response?	No
Question / Comment	I'd like to raise an issue regarding the self-appointed use of the title "Municipal Diplomat" by a sitting councilmember. While I respect and even encourage civic leadership that reaches beyond our city, I believe this particular title crosses a line—one that blurs personal ambition with the appearance of official authority. The term "Municipal Diplomat" is not a casual descriptor. On an international stage, it implies formal representation on behalf of a city or governing body—someone who has been authorized to engage in diplomacy, negotiations, or intergovernmental work. It is a role typically reserved for individuals who have been appointed or delegated by a city through an official process. To use this title without such authority—especially while serving on council—suggests a role that simply hasn't been granted. It creates confusion for outside organizations, potential partners, and members of our own community who may assume that this individual is speaking or acting on behalf

of Forest Grove.

This isn't just a matter of semantics—it's a matter of accountability. Titles in public service matter. They carry weight and imply responsibilities. And when they're self-assigned in a way that overstates one's position or authority, it can be perceived as a misuse of public trust and, frankly, an abuse of power.

Even if a disclaimer is included, the impression it leaves is concerning. I urge the Council to take this seriously and consider how unchecked use of official-sounding titles by elected officials, without the backing of formal designation, undermines transparency and weakens the public's confidence in our city's governance.

Thank you for your time, and for your continued service to the community.

Email not displaying correctly? [View it in your browser.](#)

Mariah Woods

From: Brian Schimmel [REDACTED]
Sent: Thursday, April 17, 2025 1:34 PM
To: City Councilors
Cc: Jesse VanderZanden; Mariah Woods
Subject: Councilor Communication – Public Comment Submission

Clarification Regarding My ‘No’ Vote

Date: Monday, April 14, 2025

RE: Councilor's Request for City Council Letter

The Request

A fellow Councilor requested an official document certifying their identity as an elected official—reportedly to satisfy a requirement from a foreign agency in connection with international travel.

To provide transparency around my position, I’d like to reference publicly accessible and authoritative sources that already serve this purpose:

- **Certificate of Election** – Forest Grove City Recorder
- **“Official Final Result” Abstract of Votes** – Forest Grove City staff
- **Certified Results** – Washington County Elections Office

These documents clearly affirm the legitimacy of an individual’s elected status and are sufficient to avoid confusion or misrepresentation when engaging externally in a personal or professional capacity.

On Process and Transparency

Council members are encouraged to pursue broad civic and professional networks. However, we also have a duty to ensure transparency and uphold processes that allow for informed participation.

In this case, my concern was the nature of the request and how it was introduced: in hard copy at the start of the meeting, without advance notice or opportunity for public review. The process lacked the transparency that our constituents—and we as a Council—should expect.

Context of the Request

The stated itinerary involved travel to two Middle Eastern countries, engagement with a foreign ministry, and discussions of possible *trade relations*. Such circumstances merit careful evaluation, particularly in light of U.S. diplomatic posture and foreign policy restrictions in the region.

As has been emphasized in prior discussions, rushed processes that limit transparency warrant caution. That context informed my ‘no’ vote—not a lack of support for innovation or outreach. To frame legitimate procedural concerns as opposition to engagement or vision is inaccurate and misrepresents the core issue.

Recommendation

Given the nature of the planned engagement, I recommend notifying our Congressional delegation to ensure awareness and alignment with U.S. foreign policy interests or any restrictions that may apply.

To Review the Meeting Discussion

Video On Demand: tvctv.org/forest-grove/

City Policy Considerations: Councilor Letters and Use of Titles

Clarification in Oregon Law

The title “*Municipal Diplomat*” is not recognized or defined under Oregon Revised Statutes (ORS). Individual councilors are not authorized to represent municipalities in diplomatic or intergovernmental roles without formal delegation.

Governance Structure of Forest Grove

Self-assigned or unofficial titles may conflict with:

- **Section 7.3** – Council Rules on Representation on Behalf of the City
- **Section 9.1** – Use of Official City Titles and Language

Even when accompanied by disclaimers, such titles can create confusion or the perception of City endorsement among the public and external partners.

Limits of Individual Authority

Letters or titles implying formal authority or representative capacity blur the line between personal civic engagement and official municipal action. Only those formally delegated by the Council—or authorized under law—should engage in such representative activities on the City's behalf.

Recommended Standards for Title Usage

All titles and representations should align with the formal certifications issued by the City Recorder, City policy and Oregon law. Unofficial titles like “*Municipal Diplomat*” should not be used in association with council duties unless explicitly authorized.

While civic engagement and cross-cultural exchange are valued, the precedent of foreign travel by an elected official—particularly involving official letters or representations—calls for thoughtful policy consideration moving forward.

Respectfully,

Brian Schimmel

City Councilor, Forest Grove

Mariah Woods

From: noreply@civicplus.com
Sent: Thursday, April 17, 2025 6:58 PM
To: City Councilors
Subject: Online Form Submittal: Contact City Council

Contact City Council

First Name	Miriam
Last Name	Condon
City	Forest Grove
State	Oregon
Zip	97116
Email	[REDACTED]
Whom would you like to contact?	Entire Forest Grove City Council (Includes Mayor Wenzl)
Would you like a response?	Yes
Question / Comment	I would like to see a ban on backyard burning in the city limits. It is a health hazard for those people with respiratory issues. It is frustrating that you can't open windows in the nice weather without getting stinky smoke in the house. It is sooo unnecessary. We have green waste pickup every week all year. I understand that might be special circumstances that may need to be addressed, but those few issues should not impact the rest of the residents of Forest Grove. Please consider a ban before the fall season. Thank you for your time. Miriam Condon

Email not displaying correctly? [View it in your browser.](#)

Mariah Woods

From: noreply@civicplus.com
Sent: Thursday, April 17, 2025 8:46 PM
To: City Councilors
Subject: Online Form Submittal: Contact City Council

Contact City Council

First Name	Susan
Last Name	Klaumann
City	Forest Grove
State	Oregon
Zip	97116
Email	[REDACTED]
Whom would you like to contact?	Entire Forest Grove City Council (Includes Mayor Wenzl)
Would you like a response?	Yes
Question / Comment	Have emailed city manager but have not heard back. I just finished the police academy class. As I am sure with the many other classes prior we have been moved by the unfortunate death of Jonathan Dominguez in 2017. I am interested in facilitating putting a small memorial plaque for him in the vicinity of the accident. There was a memorial area for him prior to the construction of the complex where Starbucks is and across from McMennamens. I heard the city owns the strip of property on north side of sidewalk and the owner of complex owns the south side. Can a plaque be placed on city property? I was planning to ask the owner of the complex as well. Did not know who to direct this question. Have communicated with his sister and she is interested.

Email not displaying correctly? [View it in your browser.](#)

Mariah Woods

From: [REDACTED]
Sent: Tuesday, April 22, 2025 3:05 AM
To: 'Kathryn Harrington'; Jerry Willey; 'Pam Treece'; Jason Snider; 'Nafisa Fai'; Malynda Wenzl; beach.pace@hillsboro-oregon.gov
Cc: 'Tanya Ange'; Washington County Administrative Office; Amber Ames; City Councilors; 'WC CAN Board'; Diane Taniguchi-Dennis Taniguchi-Dennis; Jamie Goldberg; Nicholas LaMora
Subject: Re: Bob Terry vs Kathryn Harrington, Nov 2018 voter pamphlet statements, elections matter
Attachments: Bob Terry Kathryn Harrington Wash County Commission chair voter pamphlet statements.docx; Heather Cox Richardson Letter from an American April 21 2025.docx

Subject: Bob Terry vs Kathryn Harrington, Nov 2018 voter pamphlet statements, elections matter

To: Kathryn Harrington, Chair of Washington County Commission and Commissioners, Jerry Willey, Pam Treece, Nafisa Fai, Jason Snider

To: Malynda Wenzl, Mayor of Forest Grove, and City Councilors (To: Mariah Woods, Recorder/clerk, Please forward to Councilors

so that they can read the attachments in preparation for the Council meeting April 28, 2025. I am making a public comment at 7:00 pm.)

To: Beach Pace, Mayor of Hillsboro, and City Councilors

Re: Elections matter, Kathryn Harrington beats Bob Terry as Washington County Commission chair

A. Please open the first of two attachments, the one titled 'Bob Terry Kathryn Harrington Wash County Commission Chair Voter Pamphlet statements.docx' for the Nov 2018 election.

By doing so you will read

The statements that Bob Terry and Kathryn Harrington wrote in the 2018 Voter's Pamphlet. After attending Washington County Commission meetings beginning in 2014 and attending most of the County Commission meetings during Chair Harrington's term of office as the elected chair, I can say that Washington County has been led by a dedicated, smart, knowledgeable and effective leader who has made Washington County government more efficient, streamlined - a County that puts service to the residents of Washington County as the number one priority. I have been impressed with the quality of leadership that the county has hired and the quality of staff that has remained after Harrington was elected as she chairs the Board of Commissioners for the County and Clean Water Services (Sewage and Stormwater).

I am disappointed with Bob Terry who has joined the national movement [Election Truth Alliance](#)

<https://electiontruthalliance.org> whose mission is to Explore the consequences of **election** fraud and the importance of safeguarding the voting process for a healthy democracy.

I appreciated Commissioner Jason Synder's willingness to read the emails of Bob Terry and his friends - Washington County's version of Election Truth Alliance, to attend a Dr. Douglas Franklin's training about voter fraud, to listen respectfully to the 2-minute and 5-minute public comments of Bob Terry's group at the WCBOC business meetings and then conclude that a lot of what has been presented is not valid about voter fraud in Washington County.

B. Please open the second of two attachments, the one titled 'Heather Cox Richardson Letter from an American April 21, 2025.docx.'

By doing so you will read:

I, Dale Feik, received the following email from Heather Cox Richardson who writes daily 'Letters from an American'. She also wrote the book titled Democracy Awakening, Notes on the State of America. I quoted only three of the beginning paragraphs in her April 21, 2025, Letter from an American. See attachment for the rest of her letter.

"Yesterday, on Easter Sunday, Pope Francis performed his final public act when he waved to worshippers in St. Peter's Square. He died today at 88. Born in Argentina, he was the first Pope to come from the Americas. He was also the first Jesuit to serve as Pope, bringing new perspectives to the Catholic Church and hoping to focus the church on the poor."

"The stock market plunged again today after President Donald J. Trump continued to harass Federal Reserve chair Jerome Powell. The threat of instability if Trump tries to fire Powell, added to the instability already created by Trump's tariff policies, saw the Dow Jones Industrial Average fall 971.82 points, or 2.48%; the S&P 500 dropped 2.36%, and the Nasdaq Composite fell 2.55%. The dollar hit a three-year low, while the value of gold soared. Journalist Brian Tyler Cohen noted that since Trump took office, the Dow has fallen 13.8%, the S&P 500 is down 15.5%, and the Nasdaq is down 20.5%."...

"The Trump administration announced on April 11 that it would withhold from Harvard University \$2.2 billion in grants already awarded and a \$60 million contract unless Harvard permitted the federal government to control the university's admissions and intellectual content. Today, Harvard sued the government for violating the First Amendment and overstepping its legal authority under the guise of addressing antisemitism"....

Sincerely,

Dale Feik

Chair, Washington County Citizen Action Network (WC CAN) <http://www.wc-can.org/>

Cc: Tanya Ange, Washington County Administrator
Kevin Moss, WC Clerk
Diane Taniguchi-Dennis, Clean Water Services Chief Executive Officer
Amber Ames, Hillsboro City Council clerk
Mariah Woods, Recorder/clerk, Forest Grove City Council
Washington County Citizen Action Network (WC CAN) Board of Directors
Nicholas LaMora, Forest Grove Hillsboro News-Times reporter
Jamie Goldberg, The Oregonian Reporter

Attachment: Two of them as described in the narrative above

Mariah Woods

From: Chris B. Billman [REDACTED]
Sent: Wednesday, April 23, 2025 1:10 PM
To: City Councilors; Henry Reimann
Subject: Bicycle safety and bike lanes

My question is why doesn't the city require our property owners that have bike lanes in front of their houses to keep the trash cans out of the bike lanes?

It's been a on going issue for decades and it's the same households that are the offenders.

Why doesn't our city police department enforce the laws that protect our cyclists and pedestrians and children from those who obstruct the bike lanes in areas without sidewalks.

It's a safety issue that has been identified more than once and still remains a safety problem for the people who live on that side of town. It's a concern for everyone who has to deal with the issue. The fact that bike lanes have the same rights as the automobile lanes but is definitely treated with a lesser degree of respect.

It's just a matter of time before someone's child gets injured because of the problem. It's never been a code enforcement thing because the state has an ORS that makes it illegal to obstruct a lane of traffic and bicycle are a vehicle.

I see it every time it trash day the same place and it's not right to place anyone's life in danger because of whatever you believe about bicycle safety.

Chris B. Billman

[REDACTED]
Forest Grove Oregon 97116
[REDACTED]

Mariah Woods

From: Chris Billman [REDACTED]
Sent: Friday, April 25, 2025 3:47 PM
To: Henry Reimann
Cc: City Councilors
Subject: Accessible parking violations.

What is your policy on vehicles that are parked in a no parking area marked and reserved for people with disabilities? Community members using a wheelchair lift and need the space to deploy their equipment to access the store. What about people who take up more than one space that is marked for people who have a disability parking permit and has strict requirements to park there?

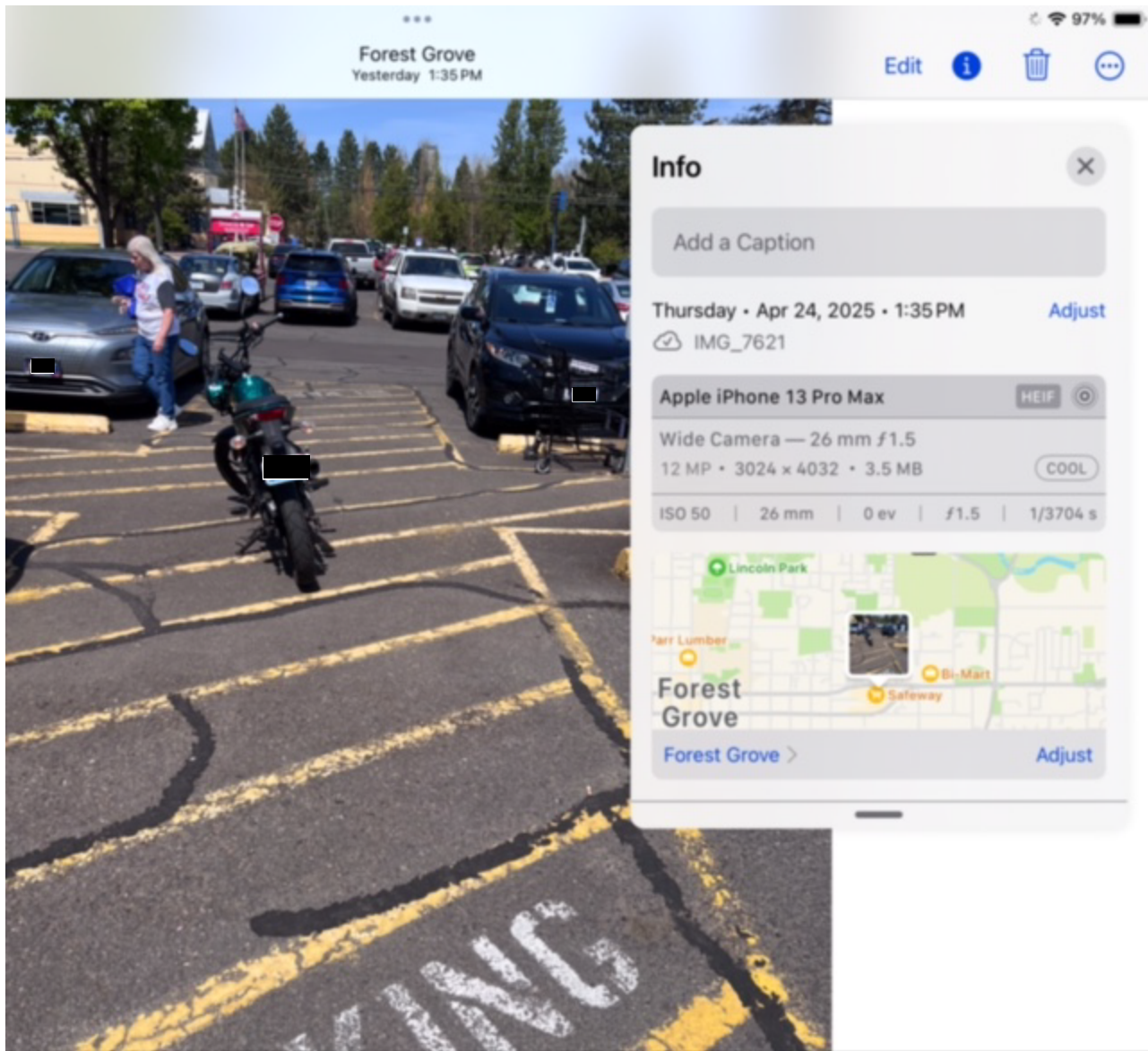
How do you report the issue and get a timely response. I remember it was a issue when someone parked in a similar spot in another location for the department to take the offense seriously. Every time someone parked on the no parking striped area it becomes impossible for a van with a lift to use the lift. And in the case like at Plade pantry with the space on a hillside is wrong because a manual wheelchair can't apply the brakes when they remove the wheels to get it inside the car. The space needs to be on level ground. People who use manual wheelchairs remove the wheels because it is easier to get into the back seat or the passenger seat. This is only the ones I took pictures of and countless other times I didn't.











Chris Billman

Forest Grove, Oregon
97116-9128

Mariah Woods

From: Chris B. Billman [REDACTED]
Sent: Friday, April 25, 2025 12:25 PM
To: City Councilors
Cc: Henry Reimann
Subject: Bike lanes and pedestrian access

Hello everyone better weather is coming to our community and more people are using our bike lanes. The planning commission is recognizing the support for a multi modal transportation system. This would mean that the bike lanes will have more capacity for traffic that includes scooters and whatever else people use for transportation.

The problem is we zero enforcement when it comes to keeping our public right of way clear of obstacles that impede their ability to safely travel.

For reasons unknown our city council and city police frequently have ignored this issue even after being informed about the situation multiple times.

Our bike lanes on Gales Creek road provide the only option for pedestrians and cyclists and wheelchairs and all other vehicles to travel upon.

When they are cluttered with trash cans it puts both the public and the homeowners and our city in danger of being held accountable for failing to protect all citizens.

A homeowner who has blocked the road will be liable for anyone getting injured as it is the city's responsibility to provide safe access in the public right of way.

I understand that homeowners need to be able to put their trash out but it doesn't justify block traffic in the process. If it was automotive traffic being blocked I would be shocked if the police didn't show up so why is there a difference between auto and human powered traffic.

I don't understand how the city and the police can overlook this issue when it is clearly a problem and the responsibility of law enforcement to protect everyone.

If the city has something that will make the situation not an offense under the law please don't hesitate to explain.

The old concept that the city has home town rules doesn't exist when the state has laws that prohibit anything other than bicycles and power wheelchairs in that lane of traffic. So what reason do you have to ignore the people who live on that side of town and belittle their safety the way the city does? Please respond



Chris B. Billman

Forest Grove Oregon 97116

Mariah Woods

From: [REDACTED]
Sent: Monday, April 28, 2025 9:30 AM
To: 'Kathryn Harrington'; Jerry Willey; 'Pam Treece'; Jason Snider; 'Nafisa Fai'; Malynda Wenzl; beach.pace@hillsboro-oregon.gov
Cc: 'Tanya Ange'; Washington County Administrative Office; Amber Ames; City Councilors; 'WC CAN Board'; Diane Taniguchi-Dennis Taniguchi-Dennis; Jamie Goldberg; Nicholas LaMora; Callie (Munson) Peters; Lisa Stiller
Subject: And every elected representative must stand up to this and speak out every day – or be replaced in 2026.

To: Malynda Wenzl, Mayor of Forest Grove, and City Councilors (To: Mariah Woods, Recorder/clerk, Please forward to Councilors so that they can read the attachments in preparation for the Council meeting April 28, 2025. I am making a public comment at 7:00 pm.)

To: Kathryn Harrington, Chair of Washington County Commission and Commissioners, Jerry Willey, Pam Treece, Nafisa Fai, Jason Snider

To: Beach Pace, Mayor of Hillsboro, and City Councilors

Re: The Oregonian letter to the editor by Lisa Stiller about Taking actions to stop the Trump/Musk/Vance regime And my email to the Editorial Board and the Publisher of the Oregonian

Please read.....

To: The Oregonian:
Opinion Editor Helen Jung;
Content editor Therese Bottomly; and
Publisher John Maher

I agree with Lisa Stiller's letter to you. Thank you for publishing it. As Timothy Snyder wrote in his book On Tyranny, Twenty Lessons from the Twentieth Century we all need to work to fight to protect our fragile democracy against an authoritative takeover. Snyder's fifteenth (action to take) Lesson is: 'Contribute to good causes'. My wife and I subscribe to the Oregonian and appreciate the investigative journalists that write true stories, in particular Mike Rogoway (Intel, Data Centers, business related stories), Jamie Goldberg (who has covered the Washington County Clean Water Services issues), Julie Silverman (education), Rob Davis, Ted Sickinger, and others.

Dale Feik. Ed.D.
Chair of Washington County Citizen Action Network
Cell: [REDACTED]
[REDACTED]

(WC CAN)- <http://www.wc-can.org/>: is a coalition of grassroots advocates (individuals and groups) dedicated to improving quality of life in Washington County by promoting healthy and sustainable communities, social and economic justice, and open and responsive government.

Cc: Lisa Stiller

Cc: Mike Rogoway, Jamie Goldberg, Julie Silverman, Rob Davis, Ted Sickinger
Cc: Washington County Citizen Action Network (WC CAN) Board of Directors

Attachment titled: Twenty Lessons on Tyranny by Timothy Snyder and copied and pasted at the end of this email. I highlighted in yellow not only the fifteenth lesson (action) but five other lessons (actions) that the Oregonian has taken. **Number 10. Believe in truth. To abandon facts is to abandon freedom. If nothing is true, then no one can criticize power, because there is no basis upon which to do so. If nothing is true, then all is spectacle. The biggest wallet pays for the most blinding lights.**

Cc: to this email to Mayors Wenzel and Pace and Councilors and Washington County Commissioners
- Please read the email address who I emailed this to.

Re: [Letters to the editor | The Oregonian](#) ---- published April 27, 2025 - By Lisa Stiller

For the past 12 weeks I have been wondering what the tipping point is, where is the red line. Now I know there isn't any.

Once they sent people off to a horrendous [foreign prison](#) and Republicans remained silent, I knew the era of wishful thinking was over. Republicans remain silent as [President Donald Trump says citizens](#) may be sent there too. Republicans remain silent as the images of brutality flash across their screen. Therefore, the time to not take action is also over. If we want any chance of saving our democracy, we must flood the streets and flood our representatives' voicemails. The media must throw off its fear and flood the news with our protests.

And every elected representative must stand up to this and speak out every day – or be replaced in 2026.

Lisa Stiller, Beaverton

Twenty Lessons On Tyranny
From the Twentieth Century


Timothy
Snyder

Jan, 20 2025



1. Do not obey in advance. Most of the power of authoritarianism is freely given. In times like these, individuals think ahead about what a more repressive government will want, and then offer themselves without being asked. A citizen who adapts in this way is teaching power what it can do.

2. Defend institutions. It is institutions that help us to preserve decency. They need our help as well. Do not speak of "our institutions" unless you make them yours by acting on their behalf. Institutions do not protect themselves. They fall one after the other unless each is defended from the beginning. So choose an institution you care about -- a court, a newspaper, a law, a labor union -- and take its side.

3. Beware the one-party state. The parties that remade states and suppressed rivals were not omnipotent from the start. They exploited a historic moment to make political life impossible for their

opponents. So support the multiple-party system and defend the rules of democratic elections. Vote in local and state elections while you can. Consider running for office.

4. Take responsibility for the face of the world. The symbols of today enable the reality of tomorrow. Notice the swastikas and the other signs of hate. Do not look away, and do not get used to them. Remove them yourself and set an example for others to do so.

5. Remember professional ethics. When political leaders set a negative example, professional commitments to just practice become more important. It is hard to subvert a rule-of-law state without lawyers, or to hold show trials without judges. Authoritarians need obedient civil servants, and concentration camp directors seek businessmen interested in cheap labor.

6. Be wary of paramilitaries. When the men with guns who have always claimed to be against the system start wearing uniforms and marching with torches and pictures of a leader, the end is nigh. When the pro-leader paramilitary and the official police and military intermingle, the end has come.

7. Be reflective if you must be armed. If you carry a weapon in public service, may God bless you and keep you. But know that evils of the past involved policemen and soldiers finding themselves, one day, doing irregular things. Be ready to say no.

8. Stand out. Someone has to. It is easy to follow along. It can feel strange to do or say something different. But without that unease, there is no freedom. Remember Rosa Parks. The moment you set an example, the spell of the status quo is broken, and others will follow.

9. Be kind to our language. Avoid pronouncing the phrases everyone else does. Think up your own way of speaking, even if only to convey that thing you think everyone is saying. Make an effort to separate yourself from the internet. Read books.

10. Believe in truth. To abandon facts is to abandon freedom. If nothing is true, then no one can criticize power, because there is no basis upon which to do so. If nothing is true, then all is spectacle. The biggest wallet pays for the most blinding lights.

11. Investigate. Figure things out for yourself. Spend more time with long articles. Subsidize investigative journalism by subscribing to print media. Realize that some of what is on the internet is there to harm you. Learn about sites that investigate propaganda campaigns (some of which come from abroad). Take responsibility for what you communicate with others.

12. Make eye contact and small talk. This is not just polite. It is part of being a citizen and a responsible member of society. It is also a way to stay in touch with your surroundings, break down social barriers, and understand whom you should and should not trust. If we enter a culture of denunciation, you will want to know the psychological landscape of your daily life.

13. Practice corporeal politics. Power wants your body softening in your chair and your emotions dissipating on the screen. Get outside. Put your body in unfamiliar places with unfamiliar people. Make new friends and march with them.

14. Establish a private life. Nastier rulers will use what they know about you to push you around. Scrub your computer of malware on a regular basis. Remember that email is skywriting. Consider using alternative forms of the internet, or simply using it less. Have personal exchanges in person. For the same reason, resolve any legal trouble. Tyrants seek the hook on which to hang you. Try not to have hooks.

15. Contribute to good causes. Be active in organizations, political or not, that express your own view of life. Pick a charity or two and set up autopay. Then you will have made a free choice that supports civil society and helps others to do good.

16. Learn from peers in other countries. Keep up your friendships abroad, or make new friends in other countries. The present difficulties in the United States are an element of a larger trend. And no country is going to find a solution by itself. Make sure you and your family have passports.

17. Listen for dangerous words. Be alert to use of the words "extremism" and "terrorism." Be alive to the fatal notions of "emergency" and "exception." Be angry about the treacherous use of patriotic vocabulary.

18. Be calm when the unthinkable arrives. Modern tyranny is terror management. When the terrorist attack comes, remember that authoritarians exploit such events in order to consolidate power. The sudden disaster that requires the end of checks and balances, the dissolution of opposition parties, the suspension of freedom of expression, the right to a fair trial, and so on, is the oldest trick in the Hitlerian book. Do not fall for it.

19. Be a patriot. Set a good example of what America means for the generations to come. They will need it.

20. Be as courageous as you can. If none of us is prepared to die for freedom, then all of us will die under tyranny.

These lessons are the openings of the twenty chapters of my little 2017 book On Tyranny, which has just been lightly edited since in successive printings to account for the Big Lie, the coup attempt, the war in Ukraine, and the risks we face in 2024. The lessons remain the same. On Tyranny has also been published in a beautiful graphic edition, illustrated by Nora Krug. For my positive ideas about liberty, see my new book, On Freedom.

Thinking about... is a reader-supported publication. To receive new posts and support my work, consider becoming a free or paid subscriber.

Dale Feik

Cell: [REDACTED]
[REDACTED]

Dale Feik

Chair, Washington County Citizen Action Network (WC CAN) <http://www.wc-can.org/>
[REDACTED]

Cc: Tanya Ange, Washington County Administrator
Kevin Moss, WC Clerk
Diane Taniguchi-Dennis, Clean Water Services Chief Executive Officer
Amber Ames, Hillsboro City Council clerk
Mariah Woods, Recorder/clerk, Forest Grove City Council
Washington County Citizen Action Network (WC CAN) Board of Directors
Nicholas LaMora, Forest Grove Hillsboro News-Times reporter
Jamie Goldberg, The Oregonian Reporter

Attachment: Two of them as described in the narrative above

CITY COUNCIL MEMORANDUM

TO: *City Council*

FROM: *Jesse VanderZanden, City Manager*

PROJECT TEAM: *Mariah Woods, City Recorder*

DATE: *April 28, 2025*

SUBJECT TITLE: *Annual Liquor License Renewals 2025*

BACKGROUND

The Oregon Liquor Control Commission (OLCC) has notified the City of the eligible liquor licenses seeking renewal for 2024. City Code Sections §110.071-110.073 requires any applicant/business requesting endorsement for a new liquor license application or liquor license renewal to submit to a criminal background check and have a valid City business license in accordance with City Code. A first round of renewal application has been received by the City. The Police Chief has reviewed the applicable criminal records check of the licensee and has made recommendation to:

- ***Forward with approval – No legal basis for denial noted.***

The OLCC also conducts its investigation, i.e., if the business location has had problems with OLCC, police or neighbors; the applicant has a criminal history; the applicant has provided false information; and/or the applicant has a history of abusing drugs or alcohol.

STAFF RECOMMENDATION

Staff recommends City Council authorize endorsement of the attached Annual Liquor License Renewals. The City's endorsement will be submitted to OLCC and OLCC approves, denies, restricts, or makes recommendations to OLCC Commissioners. If application is approved, the OLCC will issue the license. If application is denied or restricted, there is a process by OLCC to contest the decision.

ATTACHMENTS

- OLCC Reasons to Deny or Restrict a License
- Annual Liquor License Renewals

REASONS WE MAY DENY OR RESTRICT A LICENSE
ORS 471.313(4)(5), OAR 845-005-0320, 845-005-0321, 845-005-0322
845-005-0325, 845-005-0326(4)(5) or 845-005-0355

The following is a list of problems relating to the **APPLICANT** or **BUSINESS** that OLCC **can** consider to refuse or restrict a license:

1. Applicant has a habit of using alcohol or drugs to excess
2. Applicant makes a false statement to OLCC (must be related to a refusal basis)
3. Applicant has been convicted of local, state or federal laws that are substantially related to the fitness of holding a liquor license
4. Applicant has demonstrated poor moral character
5. Applicant has a poor record of compliance when previously licensed by OLCC
6. Applicant is not the legitimate owner of the business
7. The business has a history of serious and persistent problems at this location.

The problems can include:

- Obtrusive or excessive noise, music or sound vibrations
- Public drunkenness
- Fights or altercations
- Harassment
- Unlawful drug sales
- Alcohol or related litter

OLCC is **not** able to consider the following issues when deciding to renew a liquor license:

- Lack of parking
- Increase in traffic
- Too many licenses in a specific area (saturation)
- Entertainment type - nude dancing, gambling, live bands, etc.
- Increased noise
- Zoning issues

Visit www.oregon.gov/olcc/ to see the full text of ORS and OAR referenced above. In order for an unfavorable recommendation from a local government to be valid, the grounds must be found in the license refusal bases of ORS 471.313(4), 471.313(5), OAR 845-005-0320, 845-005-0321, 845-005-0322, 845-005-0325 or 845-005-0326(4)(5) or the license restriction bases of OAR 845-005-0355, and must be supported by reliable factual information.



A place where families and businesses thrive.

CITY RECORDER USE ONLY:

AGENDA ITEM #: _____

RECEIVED: _____

MEETING DATE: _____

FINAL ACTION: _____

LIQUOR LICENSE RECOMMENDATION

BUSINESS NAME / INDIVIDUAL: CIRCLE INN TAVERN

BUSINESS LOCATION ADDRESS: 3007 Pacific Avenue
FOREST GROVE, OR 97116

LIQUOR LICENSE TYPE: F-COM

CITY BUSINESS LICENSE: 20094

1. TYPE OF LICENSE:		2. LICENSE FEE:	
☒ F-COM – Full On-Premises Sales	☐ L – Limited On-Premises Sales	☐ \$100.00 New Application	
☐ F-CAT – Full ON-Premises Sales, Caterer	☐ O – Off-Premises Sales	☐ \$ 75.00 Change of License	
☐ F-FPC/F-CLU – Full On-Premises, Private	☐ SEW – Special Event Winery	☐ \$ 35.00 Temporary Sales	
☐ F-PL – Full On-Premises Public Location	☐ SEG – Special Event Grower	☒ \$ 35.00 Annual Renewal	
☐ TSL – Temporary Sales License	☐ SED – Special Event Distillery	☐ \$ 20.00 Event License	
☐ BP – Brewery Public House	☐ Distillery	☐ \$ No Charge: Temp Annual Use	
☒ FULL ON-PREMISES SALES	☐ LIMITED ON-PREMISES SALES	☐ OFF-PREMISES SALES	
Allows sale and service of distilled spirits, malt beverages, wine and cider for consumption on licensed premises and required to have dining seating. Allows sale of malt beverages, wine and cider in securely covered container (growler) for consumption off licensed premises. Also allows applying for temporary use of annual license for special events off-premises.		Allows the sale of malt beverages, wine and cider in factory sealed containers for consumption off licensed premises. Also allows applying for sample tasting on premises.	
		BREWERY – PUBLIC	
		Allows manufacturing malt beverages and to sell and distribute to patrons and wholesalers. Allows sale of malt beverages, wine and cider in securely covered container (growler) for consumption off licensed premises.	

APPLICABLE CRIMINAL RECORDS CHECK:

☐ NONE

☒ SUPPORTING DOCUMENTATION ATTACHED

RECOMMENDED ACTION:

☒ FORWARD WITH APPROVAL

☐ REJECT APPLICATION (Memorandum Required)


Chief of Police/Designee

4.18.25
Date

CITY COUNCIL MEMORANDUM

TO: *City Council*

FROM: *Jesse VanderZanden, City Manager*

PROJECT TEAM: *Mariah Woods, City Recorder*

DATE: *28 April, 2025*

SUBJECT TITLE: *Application for New Liquor License*

BACKGROUND:

City Code Sections §110.071-110.073 requires any applicant/business requesting endorsement for a new liquor license application to submit to a criminal background check and have a valid City business license in accordance with City Code. The Police Chief has reviewed the applicable records check of the licensee and has made recommendation to:

- ***Forward with approval – No legal basis for denial noted.***

The OLCC also conducts its investigation, i.e., if the business location has had problems with OLCC, police or neighbors; the applicant has a criminal history; the applicant has provided false information; and/or the applicant has a history of abusing drugs or alcohol.

STAFF RECOMMENDATION:

Staff recommends City Council authorize endorsement of the attached application for a new Liquor License. The City's endorsement will be submitted to OLCC and OLCC approves, denies, restricts, or makes recommendations to OLCC Commissioners. If application is approved, the OLCC will issue the license. If application is denied or restricted, there is a process by OLCC to contest the decision.

ATTACHMENTS:

Denial Criteria

Application for a New Liquor License

REASONS WE MAY DENY OR RESTRICT A LICENSE
ORS 471.313(4)(5), OAR 845-005-0320, 845-005-0321, 845-005-0322
845-005-0325, 845-005-0326(4)(5) or 845-005-0355

The following is a list of problems relating to the **APPLICANT** or **BUSINESS** that OLCC **can** consider to refuse or restrict a license:

1. Applicant has a habit of using alcohol or drugs to excess
2. Applicant makes a false statement to OLCC (must be related to a refusal basis)
3. Applicant has been convicted of local, state or federal laws that are substantially related to the fitness of holding a liquor license
4. Applicant has demonstrated poor moral character
5. Applicant has a poor record of compliance when previously licensed by OLCC
6. Applicant is not the legitimate owner of the business
7. The business has a history of serious and persistent problems at this location.

The problems can include:

- Obtrusive or excessive noise, music or sound vibrations
- Public drunkenness
- Fights or altercations
- Harassment
- Unlawful drug sales
- Alcohol or related litter

OLCC is **not** able to consider the following issues when deciding to renew a liquor license:

- Lack of parking
- Increase in traffic
- Too many licenses in a specific area (saturation)
- Entertainment type - nude dancing, gambling, live bands, etc.
- Increased noise
- Zoning issues

Visit www.oregon.gov/olcc/ to see the full text of ORS and OAR referenced above. In order for an unfavorable recommendation from a local government to be valid, the grounds must be found in the license refusal bases of ORS 471.313(4), 471.313(5), OAR 845-005-0320, 845-005-0321, 845-005-0322, 845-005-0325 or 845-005-0326(4)(5) or the license restriction bases of OAR 845-005-0355, and must be supported by reliable factual information.



A place where families and businesses thrive.

CITY RECORDER USE ONLY:

AGENDA ITEM #: _____

RECEIVED: _____

MEETING DATE: _____

FINAL ACTION: _____

LIQUOR LICENSE RECOMMENDATION

BUSINESS NAME / INDIVIDUAL: Telvet Coffee

BUSINESS LOCATION ADDRESS: 1928 Cedar St
FOREST GROVE, OR 97116

LIQUOR LICENSE TYPE: L

CITY BUSINESS LICENSE: 21284

1. TYPE OF LICENSE:			2. LICENSE FEE:	
F-COM – Full On-Premises Sales	x	L – Limited On-Premises Sales	x	\$100.00 New Application
F- CAT – Full ON-Premises Sales, Caterer		O – Off-Premises Sales		\$ 75.00 Change of License
F-FPC/F-CLU – Full On-Premises, Private		SEW – Special Event Winery		\$ 35.00 Temporary Sales
F-PL – Full On-Premises Public Location		SEG – Special Event Grower		\$ 35.00 Annual Renewal
TSL – Temporary Sales License		SED – Special Event Distillery		\$ 20.00 Event License
BP – Brewery Public House		Distillery		\$ No Charge: Temp Annual Use
FULL ON-PREMISES SALES		LIMITED ON-PREMISES SALES	OFF-PREMISES SALES	
Allows sale and service of distilled spirits, malt beverages, wine and cider for consumption on licensed premises and required to have dining seating. Allows sale of malt beverages, wine and cider in securely covered container (growler) for consumption off licensed premises. Also allows applying for temporary use of annual license for special events off-premises.		Allows sale and service of malt beverages, wine and cider for consumption on licensed premises. Allows sale of malt beverages, wine and cider in securely covered container (growler) for consumption off licensed premises. Also allows applying for temporary use of annual license for special events off-premises.		Allows the sale of malt beverages, wine and cider in factory sealed containers for consumption off licensed premises. Also allows applying for sample tasting on premises.
		BREWERY – PUBLIC		
		Allows manufacturing malt beverages and to sell and distribute to patrons and wholesalers. Allows sale of malt beverages, wine and cider in securely covered container (growler) for consumption off licensed premises.		

APPLICABLE CRIMINAL RECORDS CHECK:

☐ NONE

☒ SUPPORTING DOCUMENTATION ATTACHED

RECOMMENDED ACTION:

☒ FORWARD WITH APPROVAL

☐ REJECT APPLICATION (Memorandum Required)



Chief of Police/Designee

4.19.25

Date

Mariah Woods

From: noreply@civicplus.com
Sent: Thursday, April 10, 2025 10:24 AM
To: Mariah Woods
Subject: Online Form Submittal: Proclamation Request

Proclamation Request

First and Last Name	American Legion Washington Post 2
Email:	forestgrovepost2@gmail.com
Phone Number:	503-333-2340
Title to be Proclaimed	250th Birthday of the United States Army
Duration of Proclamation	Day
What date(s) is the proclamation being requested for?	June 14, 2025
When do you need the proclamation or recognition?	June 9, 2025
Proposed Proclamation Text	A PROCLAMATION to commemorate the 250th birthday of the United States Army WHEREAS, the contributions and sacrifices of the men and women who have served in the United States Army since its inception in 1775 have been vital in maintaining our freedoms and way of life; and WHEREAS, the U.S. Army will celebrate its 250th birthday on June 14, 2025, commemorating its establishment on that date in 1775, more than one year before the signing of the Declaration of Independence; and WHEREAS, the Army was formed when the Second Continental Congress passed a resolution that created a national Army of "six companies of expert riflemen" to join forces near Boston; and WHEREAS, the U.S. Army had a significant role in the growth

and development of the United States, winning the new republic's independence in an arduous eight-year struggle against Great Britain; the Army remains committed to the security of our nation still today; and WHEREAS, for 250 years the U.S. Army has offered endless possibilities and opportunities for service to our nation by creating a sense of purpose through personal growth and professional development – empowering Soldiers and civilian employees to be part of something greater than themselves and be all they can be; and WHEREAS, since its establishment in 1775, U.S. Army Soldiers, families and Army civilians have supported our nation, bearing true faith and allegiance to the country, the U.S. Constitution, the Army, their units, and fellow team members; and WHEREAS, the Oregon National Guard, Army veterans and their families are an integral part of our community; and WHEREAS, it is most fitting that we pause to reflect on the rich history and legacy of Army's service, sacrifice and dedication to our nation. BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FOREST GROVE, OREGON, that we commemorate the United States Army's 250th birthday and acknowledge and honor the contributions of all veterans to the principles of democracy, individual freedom, and human rights.

Where can we learn more about the topic of this recognition?

<https://www.army.mil/1775/>

Are you a member of the Forest Grove Community?

Yes

Do you want this proclamation recognized publicly by the Mayor at a City Council Meeting?

Yes

Guideline
Acknowledgement

I agree.

Email not displaying correctly? [View it in your browser.](#)



A place where families and businesses thrive.

CITY RECORDER USE ONLY:

AGENDA ITEM #: _____

MEETING DATE: _____

FINAL ACTION: _____

CITY COUNCIL STAFF REPORT

TO: *City Council*

FROM: *Jesse VanderZanden, City Manager*

PROJECT TEAM: *Mariah Woods, City Recorder*

MEETING DATE: *April 28, 2025*

SUBJECT TITLE: *Accept Parks & Recreation Resignations*

ACTION REQUESTED:	☐ Ordinance	☐ Order	☐ Resolution	☐ Motion	☒ X	☐ Informational
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X all that apply

ISSUE STATEMENT

Accept Resignation on the Parks & Recreation Commission (Shari Exo, Appointed 12/22, Term Expiring 12/31/26) (Michelle Beck, Appointed 1/24, Term Expiring 12/31/27)

STAFF RECOMMENDATION

Staff recommend City Council accept the above-noted resignation and deem the seat vacant.

ATTACHMENT

Resignation emails

Mariah Woods

From: Michelle Beck <michelle.beck.ot@gmail.com>
Sent: Monday, April 28, 2025 1:26 PM
To: Anne Lane; Brad Bafaro; Mariah Woods
Subject: Parks and Rec Board Resignation

To Whom It May Concern,

Thank you for allowing me to serve on the Parks and Recreation Board. It has been an honor to play a part in this great town. Please accept this email as my resignation from my position. I hope to serve the city again sometime in the future.

Have a great week,
Michelle Beck

Mariah Woods

From: Shari Exo <shari@rexos.net>
Sent: Monday, April 28, 2025 1:45 PM
To: Mariah Woods; BBafaro@fgsd.k12.or.us; Anne Lane
Subject: Resignation

Hello,

I am writing today to submit my resignation from the Parks and Recreation Commission. I am grateful for the learning opportunity my time on it provided and wish the commission and staff continued success.

Sincerely,

Shari Exo

ADELANTE MUJERES FGFM

A photograph of a bustling outdoor market at dusk. The street is filled with people walking through rows of food stalls and tents. The stalls are illuminated with warm lights, and the sky is a soft twilight color. In the background, there are buildings and trees. The overall atmosphere is lively and festive.

2024 REFLECTION

2024 RECAP

- **CUMULATIVELY BOTH OF OUR FARMERS MARKETS HAD A TOTAL CROWD COUNT OF ABOUT 92,144 (30,000 MORE THAN LAST YEAR!)**
 - **FOREST GROVE FARMERS MARKET HAD AN AVERAGE WEEKLY CROWD COUNT OF 2,396 ADULTS AND 809 KIDS.**
 - **CORNELIUS FARMERS MARKET HAD AN AVERAGE WEEKLY CROWD COUNT OF 268 ADULTS AND 93 KIDS.**
- **WE HAD A TOTAL OF 12 SPECIAL EVENTS IN BOTH OF OUR MARKETS WHICH INCLUDED**
 - **OUR VERY POPULAR SALSA FEST AND YEARLY END-OF-SEASON CELEBRATION OF DÍA DE LOS MUERTOS.**



2024 RECAP

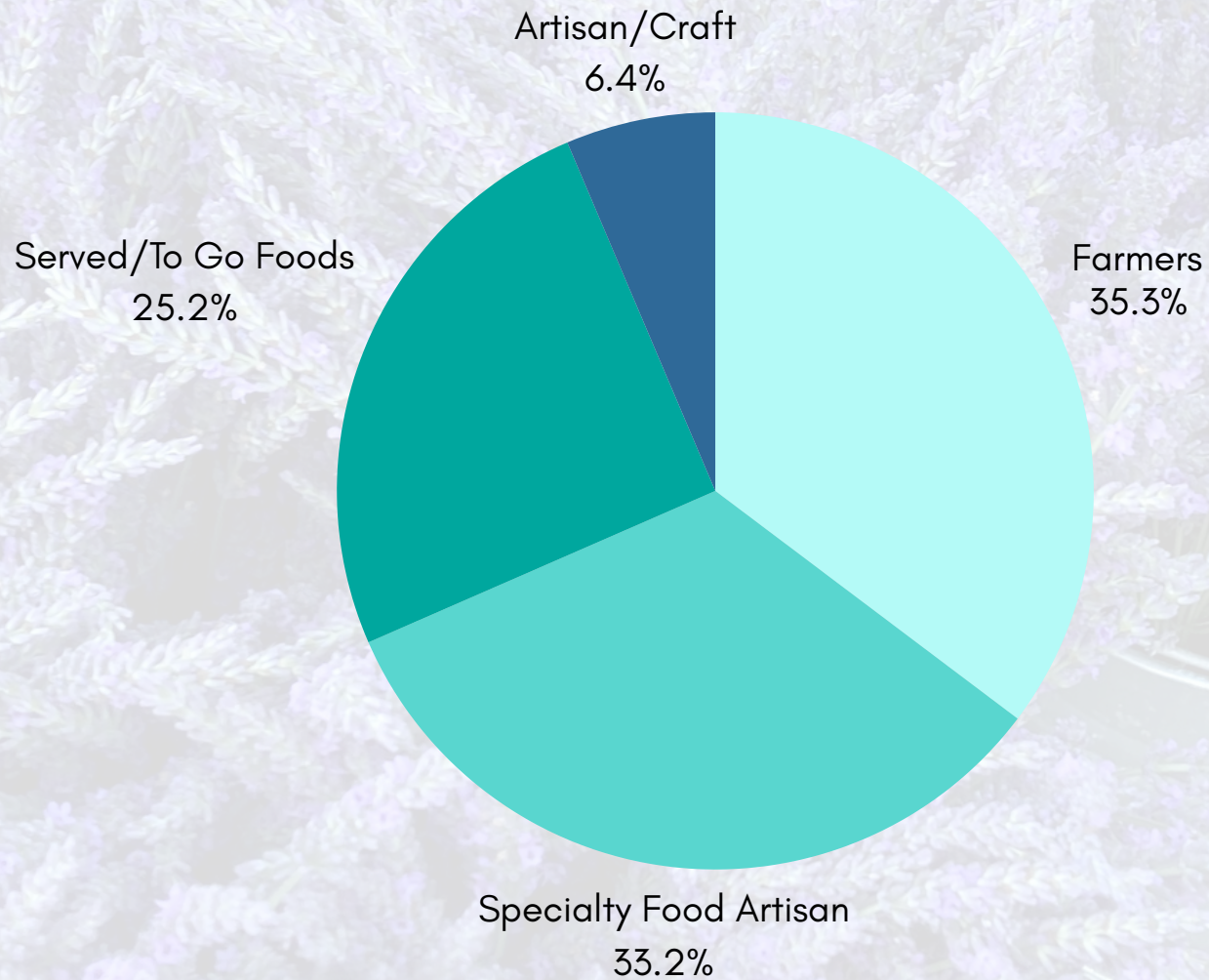
- **WE HOSTED FUN KIDS POP CLUB ACTIVITIES AT BOTH OF OUR MARKETS.**
 - **A TOTAL OF 694 UNIQUE KIDS PARTICIPATED IN MARKET SPROUTS.**
 - **AN AVERAGE OF 85 KIDS PARTICIPATED WEEKLY.**
 - **THE AVERAGE AGE TAKING PART IN THE ACTIVITIES WAS 7.**
- **OUR FOREST GROVE FARMERS MARKET HAD 33 DAYS OF ENTERTAINMENT AND THE CORNELIUS FARMERS MARKET HAD 15 DAYS!**



TOTAL SALES: \$539,500

BREAKDOWN BY CATEGORY:

VENDOR SALES: FOREST GROVE



FOOD ACCESS PROGRAMMING

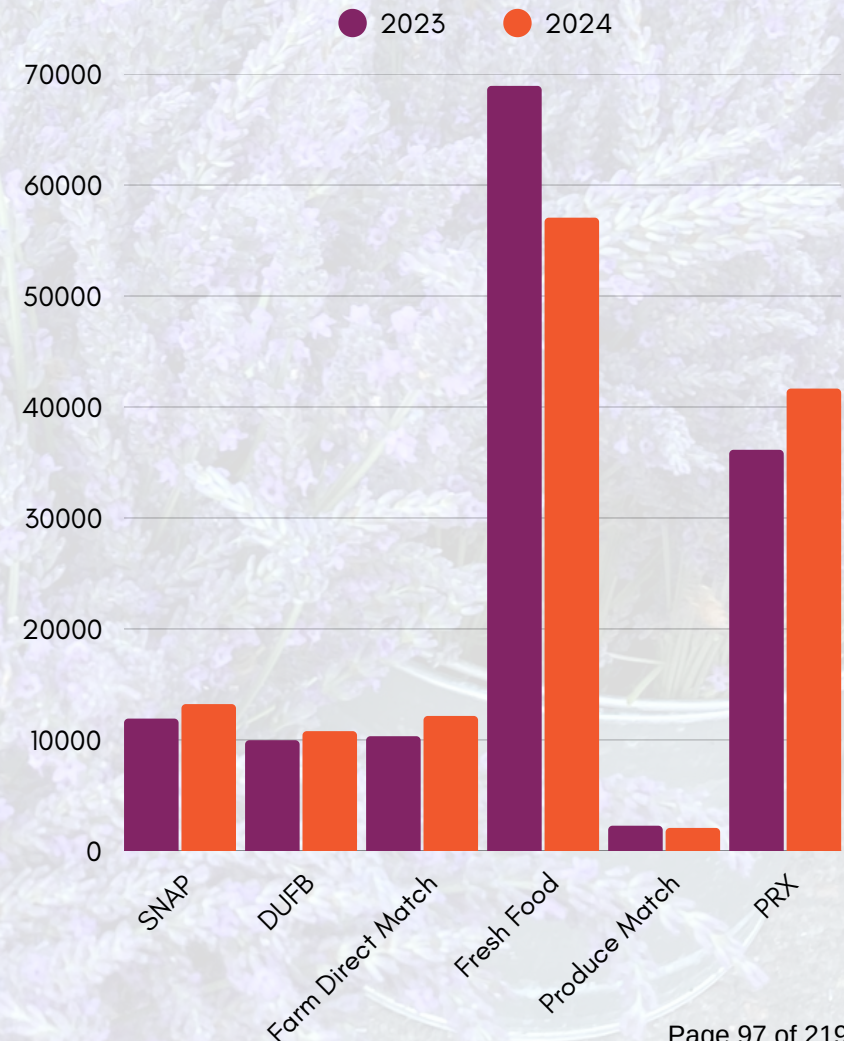


DURING THE 2023 FARMERS MARKET SEASON AT FOREST GROVE AND CORNELIUS:

\$136,965

was spent directly with vendors through our various food access programs including SNAP/EBT, Double Up Food Bucks, Produce Match, Fresh Food Vouchers, Produce Prescription, and WIC/Senior Farm Direct Nutrition match.

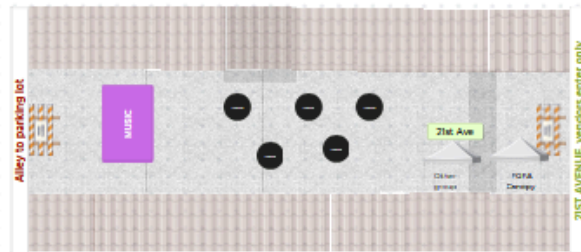
Numbers compared to 2023



A photograph of a young woman with dark hair, wearing a blue headscarf and a white blouse with colorful embroidery. She is smiling broadly and holding a large bouquet of pink flowers. The background shows other people at what appears to be a festival or event. The image is overlaid with a teal gradient and large white text.

GROWTH, SPECIAL EVENTS & COLLABORATIONS

2025 FGFM EXPANSION



FOREST GROVE

Festival of the Arts

1st Wednesdays
May-August

21st anniversary

July 23rd

Salsa Fest

August 13th

**Pet Costume
Contest**

October 1st

Halloween Party

October 15th

**Dia de los
Muertos**

October 29th

FOREST GROVE



**Dairy Creek
Community
Food Web**



**Forest Grove
and Cornelius
Chamber of
Commerce**



**City Club of
Forest Grove**



**Forest Grove
Public Arts
Commission**

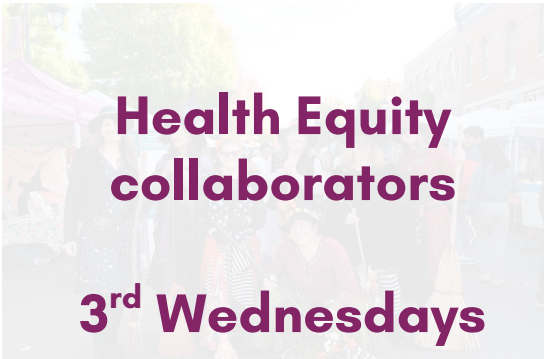


**Microenterprise
Organizations**

MESO, Centro, etc



**Main Street
Businesses and
Building
Owners**



**Health Equity
collaborators**

3rd Wednesdays



**Washington
County**

**Solid Waste and
Recycling**



**Pacific
University**

CHALLENGES



GRACIAS
GRACIAS
GRACIAS

Market Access -Adelante
Mujeres

Jodi Monroy 503-453-5153

jmonroy@adelante
mujeres.org



FOREST GROVE

Economic Development Commission / Economic Development Strategic Plan Update

Miles Glowacki

Economic Development Coordinator

Tim Budelman

Economic Development Commission, Chair



April 28, 2025



Economic Development Commission

The purpose of the Economic Development Commission is to encourage broad-based community representation and to advise City Council on public policy issues affecting Forest Grove and Council-adopted goals and objectives.

The EDC advises and makes recommendations to City Council on economic development policy and issues that supports advancing the economy and prosperity.

2024 Work

- Updated the Economic Opportunities Analysis (EOA)
- Advised the Urban Renewal Agency (URA) on funding and modifications to the Building Improvement Program
- Offered input into the City's tourism efforts
- Served on the City Visioning Steering Committee
- Received updates on the Transportation System Plan

2025 Workplan

- Update the Economic Development Strategic Plan (Council Goal)
- Begin work on Visioning action items
- Advise the Urban Renewal Agency (URA) on funding for the Building Improvement Program
- Review and make recommendations on the City's tourism marketing efforts
- Continue to serve as a conduit for information between the city and businesses

Economic Development Strategic Plan

Adopted by Council with Resolution No. 2019-42

Vision Statement: A strong, sustainable, local economy that fosters opportunity and prosperity for the whole community.

Mission Statement: We foster a vibrant economic climate that encourages and attracts sustainable and equitable business development through strategically focused policies and programs, collaboration, and partnerships.

Council Goal 2025: Update the Economic Development Strategic Plan.

2019 Plan Goals:

1. Support industrial and commercial business growth and retention
2. Expand opportunities for entrepreneurship and growth
3. Support small business development and retention
4. Assist in the development of downtown
5. Expand the economic impact of tourism
6. Create a cooperative business climate
7. Further partnership, outreach, and equity efforts



Annual Forest Grove Economic Indicators

1. Population and growth rate
2. Unemployment rate
3. Median household income
4. Average wage
5. Total employment
6. Forest Grove employment sectors
7. Educational attainment
8. Poverty rate

Why Update Now?

- Recently updated the Economic Opportunities Analysis (EOA)
- City visioning
- Potential for new plan goals
- Changing metrics as a result of visioning
- Changing city demographics
- Changing business landscape
- Land supply
- New challenges and opportunities
- Public and private investments in downtown
- Completed many short-term objectives, and work is underway on long-term objectives

How we will update

- Spring 2025 – City Council approves the Economic Opportunity Analysis (EOA)
- Summer 2025 – City adopts a Visioning Plan
- Summer / Fall 2025 – With assistance from a consultant, the Economic Development Commission (EDC) will begin its work by referencing the EOA's data and recommendations, completing a SWOT analysis, and developing action plan recommendations.
- Winter 2025 – City Council Work Session on the revised Economic Strategic Plan
- Winter 2025 / Spring 2026 – Council approves the revised Economic Strategic Plan

QUESTIONS OR COMMENTS?





A place where families and businesses thrive.

CITY RECORDER USE ONLY:

AGENDA ITEM #: _____
MEETING DATE: _____
FINAL ACTION: _____

CITY COUNCIL STAFF REPORT

TO: *City Council*

FROM: *Jesse VanderZanden, City Manager*

MEETING DATE: *April 28, 2025*

PROJECT TEAM: *Bryan Pohl, Community Development Director
Dan Riordan, Senior Planner
Miles Glowacki, Economic Development Coordinator*

SUBJECT TITLE: *Ordinance No. 2025-01; Amending the Forest Grove Comprehensive Plan to Replace the City's 2019 Economic Opportunities Analysis with the 2025 Economic Opportunities Analysis update and adding the 2025 Economic Opportunities Analysis update as a Comprehensive Plan appendix; File Number 311-25-000002-PLNG*

ACTION REQUESTED:

☒ Ordinance	☐ Order	☐ Resolution	☐ Motion	☐ Informational
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X all that apply

BACKGROUND:

City Council adopted Goal Objective 1.2 for 2025 to update and adopt an Economic Opportunities Analysis (EOA) for the City. A final draft of the EOA is completed and ready for City Council adoption. The City Council held a work session on April 14, 2025, to review the draft EOA. Tonight's public hearing provides an opportunity for the City Council to accept public comments on the EOA update and to consider first reading of an ordinance amending the Forest Grove Comprehensive Plan (Plan) to replace the 2019 Economic Opportunities Analysis with the 2025 update and adding the 2025 EOA to the Comprehensive Plan as a Plan appendix. This provides a basis for using the EOA to guide land decisions affecting the zoning of land for commercial or industrial activities.

Economic Opportunities Analysis Overview

Under Oregon Statewide Land Use Planning Goal 9 (Economic Development), and the associated Oregon Administrative Rules (OARs), most cities in Oregon are required to prepare and adopt an EOA. The City's current EOA was adopted in 2019. This was before recent interest in locating data centers in Forest Grove and federal policy promoting the "reshoring" of manufacturing to the United States. The Oregon Administrative Rules includes requirements for how EOAs are prepared. Under the rules an EOA must include the following elements:

1. Description of national, state, regional, county and local trends affecting the economy;
2. Identification of the type of lands/sites needed for local economic development needs;
3. Inventory of industrial, retail, office, and employment land supply;
4. Assessment of local economic development potential and the planning area's economic advantages and disadvantages; and
5. Projection of short-term (5-year) and long-term (20-year) employment land demand.

The 2025 EOA, attached to the adopting ordinance as Exhibit A, addresses each of the elements listed above.

Employment in Forest Grove

Data from the Oregon Employment Department indicates that estimated employment in Forest Grove is about 7,600 employees. The data also indicates that employment in the City is concentrated in several sectors including educational services, manufacturing, healthcare and social assistance and accommodation and food services. These sectors make up approximately 58% of local employment.

Data from the Oregon Employment Department shows that professional, scientific and technical services are not well represented in Forest Grove. The employment level in this sector was 147 employees in 2022. This represents about 1.9% of the local employment base. Employment levels in this sector increased by two people between 2012 and 2022.

Local access to subsea cables reducing latency to high value Asia-Pacific markets is attractive for firms in the information sector which includes publishing, telecommunications and other information services such as data centers. Employment in this sector is currently low comprising 0.5% of the local employment base. Employment in the information sector is projected to increase from 37 employees to 56 or 111 during the next twenty years depending on the employment growth scenarios described below and in the EOA.

Employment Growth Scenarios

Three employment growth scenarios based on different sources and assumptions were prepared for the EOA. Scenario 1 is based on the Oregon Employment Department Regional Forecast. Scenario 1 is what's called a safe harbor scenario since the methodology complies with the Oregon Administrative Rules. Since the safe harbor method complies with the administrative rules it is not subject to challenge or appeal. Scenario 1 assumes a 1.3% annual growth rate. This translates to an estimated increase of about 2,400 jobs in the City over the next 20 years.

Scenario 2 is based on Metro's Urban Growth Report and assumes a 0.3% employment growth rate. This translates to a net gain of 589 jobs for the next 20 years in Forest Grove. This scenario was rejected by the EOA Economic Development Commission which served as a technical advisory committee.

Scenario 3 is aspirational and assumes a more optimistic 1.9% growth rate. Scenario 3 is based on identified economic trends, a more optimistic growth outlook for targeted industries and input from the Economic Development Commission. This scenario recognizes that public policy and

economic development efforts can influence growth in targeted employment sectors. This scenario results in an estimated increase of about 3,800 jobs in the City over the next 20 years.

Buildable Employment Land Inventory

The City's buildable land inventory includes about 62 acres of land zoned for commercial use that is either vacant or partially vacant. Based on the employment projections for the three growth scenarios described above, the estimated 20-year land need for commercial use ranges from about 25 acres under Scenario 2 to 133 acres under scenario 3. The estimated commercial land need under Scenario 1 is about 94 acres. This means there is an estimated surplus of commercial land under Scenario 2 and a deficit of commercial land under Scenarios 1 and 3.

The City's buildable land inventory includes about 290 acres of land for industrial use that is either vacant or partially vacant. Based on the employment projections for the three growth scenarios, the estimated 20-year land needed for industrial use ranges from about 7 acres under Scenario 2 to about 102 acres under Scenario 3. The estimated industrial land needed under Scenario 1 is about 46 acres. This means there is an estimated surplus of land zoned for industrial use under all three growth scenarios ranging between 188 acres and 280 acres. Some of this surplus industrial land could be banked for very long-term needs, or depending on site characteristics, the land could be rezoned for other uses such as residential, commercial or multi-use development.

Commission Review

The Economic Development Commission served as the technical advisory committee and provided informal input into the EOA update. After review by the EDC the Planning Commission held a public hearing on the update on March 3rd and approved a motion recommending that City Council adopt an ordinance amending the Comprehensive Plan to include the EOA update. The Commission's motion passed unanimously. The Planning Commission also recommended that the City Council endorse employment growth Scenario 1 as a basis for making future land use decisions affecting the zoning of employment lands in the City since it is based on a methodology accepted under the Oregon Administrative Rules.

STAFF RECOMMENDATION:

1. That City Council accept the Planning Commission's recommendation to adopt an ordinance amending the Forest Grove Comprehensive Plan to replace the 2019 Economic Opportunities Analysis with the 2025 Economic Opportunities Analysis and adding the 2025 Economic Opportunities Analysis to the Comprehensive Plan as an appendix; and
2. That the City Council accept the Planning Commission's recommendation to select employment growth Scenario 1 as the City's preferred employment growth scenario.

ATTACHMENTS:

- A. Adoption Ordinance
 - a. Exhibit A: 2025 Economic Opportunities Analysis Update Document
 - b. Exhibit B: Planning Commission Findings and Decision 25-01, March 3, 2025



ECONOMIC OPPORTUNITIES ANALYSIS (EOA) ADOPTION

Bryan Pohl | Community Development Director

Dan Riordan | Senior Planner

City Council Public Hearing 4|28|25

PUBLIC HEARING PURPOSE

2

Tonight's public hearing provides an opportunity for City Council to accept public comments on the 2025 Economic Opportunities Analysis (EOA) update.

Tonight's public hearing also provides an opportunity to consider first reading of an ordinance amending the Forest Grove Comprehensive Plan to replace the 2019 EOA with the 2025 update.

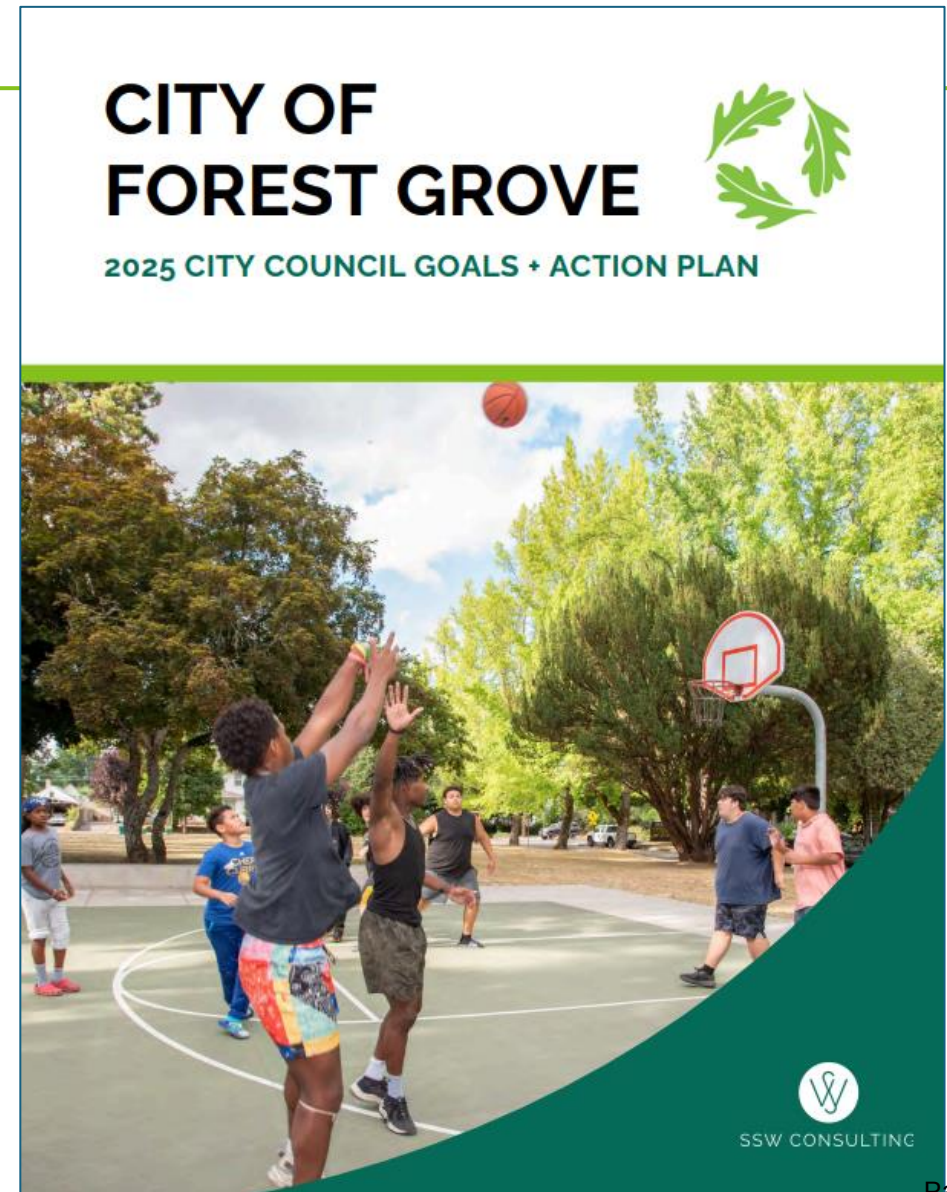
Adoption of the ordinance will add the 2025 update to Comprehensive Plan as an appendix.

ISSUE STATEMENT

City Council adopted Goal Objective 1.2 for 2025 to update and adopt an EOA for the City. The EOA update is complete and ready for adoption.

City Council held a work session on the EOA on April 14 ,2025.

Since the 2019 EOA was adopted there has been considerable interest in the use of industrial land for data centers. This was not captured in the last EOA.



BACKGROUND

An EOA identifies local economic goals and target industries based on the City's economic advantages and includes a forecast of economic trends and employment growth.

Ordinance Exhibit A

4



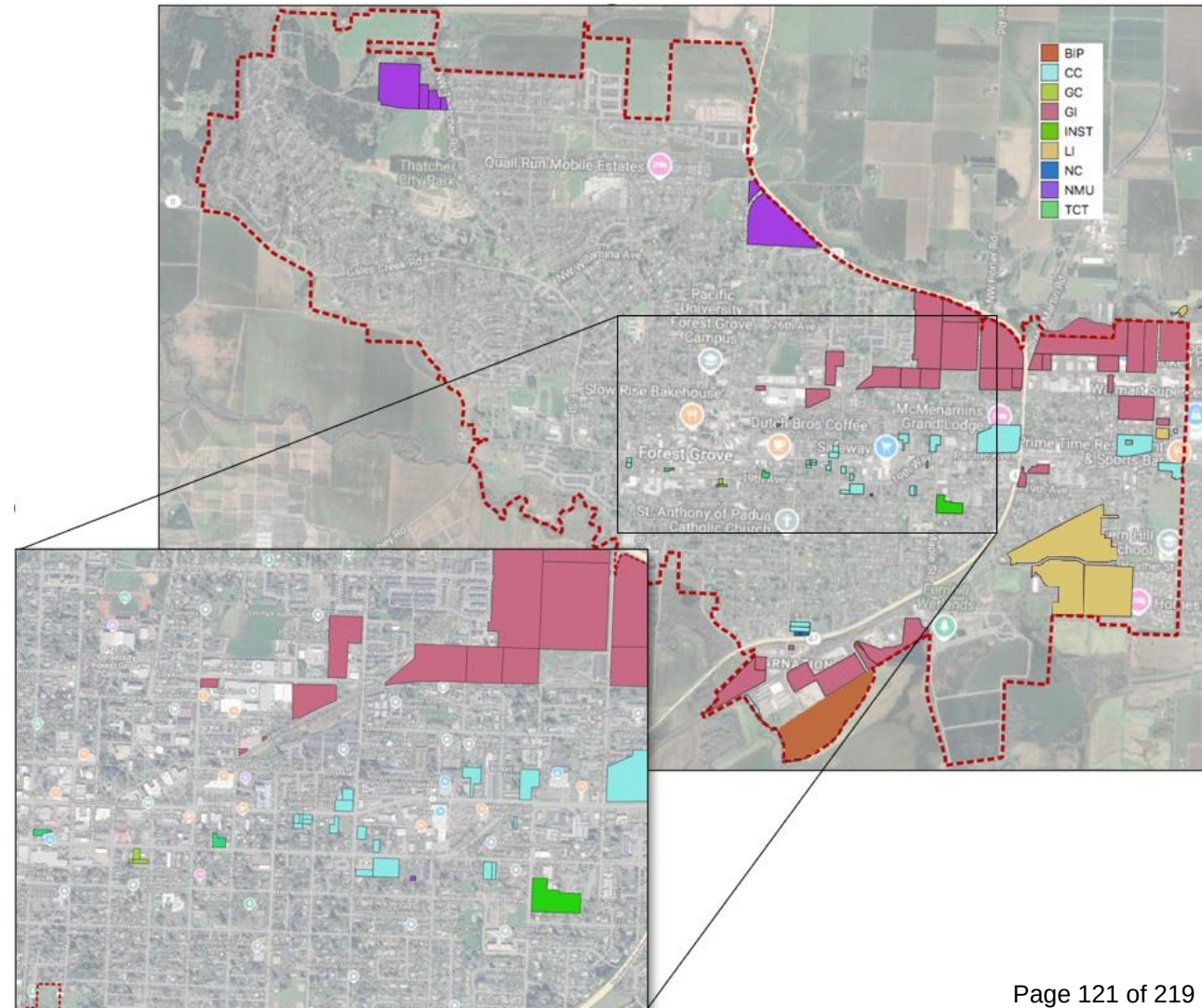
**CITY OF FOREST GROVE, OREGON
ECONOMIC OPPORTUNITIES ANALYSIS**

Prepared For:
CITY OF FOREST GROVE, OREGON
April 2025

BACKGROUND

5

An EOA also assesses the amount of land zoned for employment uses that is vacant or partially vacant and balances the supply with the forecasted demand for a five- and twenty-year planning time horizon.



BACKGROUND

6

An EOA is required by Oregon Statewide Land Use Planning Goal 9 related to economic development.

The purpose of Goal 9 is to ensure that there are adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's residents.

Goal 9 is implemented through the Oregon Administrative Rules. The Rules include approaches for preparing an EOA. If an accepted approach is used the results of the EOA are not vulnerable to challenge or appeal.

BACKGROUND

7

It's considered a best practice to update the EOA every five years.

The last EOA was adopted in 2019. This was before the current interest in Forest Grove for locating data centers due to local advantages including proximity to undersea fiber optic cables serving Asia.

This was also before current interest at the federal level for “reshoring” manufacturing. How such efforts may affect the local economy remain uncertain.



BACKGROUND

8

Three growth scenarios were prepared for the EOA:

Forecast Scenarios

Scenario 1

- This scenario Complies with the Oregon Administrative Rules and is not subject to challenge or appeal
- Based on Oregon Employment Department regional forecast
- 1.3% growth rate = + 2,400 jobs during the next 20 years
- Recommended scenario

Scenario 2

- Based on Metro's Urban Growth Report
- 0.3% growth rate = +589 jobs during the next 20 years
- This scenario was rejected by the Economic Development Commission

Scenario 3

- Adjusted/more optimistic employment forecast with input from technical advisory committee
- Methodology could be challenged or appealed
- 1.9% growth rate = +3,800 jobs during the next 20 years

BACKGROUND

9

The analysis yielded the following results for employment land needs for type of land use by growth scenario:

	DEMAND BY GENERAL USE TYPOLOGY, 2023-2043						Total
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	
SCENARIO I							
Net Acres Required	23.1	32.9	17.3	13.4	15.7	38.1	140.4
<i>Industrial Acreage</i>	0.0	0.0	17.3	13.4	15.7	0.0	46.3
<i>Commercial Acreage</i>	23.1	32.9	0.0	0.0	0.0	38.1	94.1
SCENARIO II							
Net Acres Required	7.3	4.9	3.3	2.3	1.8	12.6	32.3
<i>Industrial Acreage</i>	0.0	0.0	3.3	2.3	1.8	0.0	7.4
<i>Commercial Acreage</i>	7.3	4.9	0.0	0.0	0.0	12.6	24.8
SCENARIO III							
Net Acres Required	31.4	36.2	32.6	28.8	38.6	64.3	232.0
<i>Industrial Acreage</i>	0.0	0.0	32.6	28.8	38.6	0.0	100.1
<i>Commercial Acreage</i>	31.4	36.2	0.0	0.0	0.0	64.3	131.9

BACKGROUND

Comparing the Buildable Land Inventory to the 20-year land demand forest yields the following results:

	BLI ACRES	DEMAND BY SCENARIO			NEED BY SCENARIO		
		I	II	III	I	II	III
COMMERCIAL	61.7	94.1	24.8	132.6	32.4	(36.9)	70.9
INDUSTRIAL	289.6	46.3	7.4	102.3	(243.2)	(282.1)	(187.3)
TOTAL	351.3	140.4	32.3	235.0	(210.9)	(319.0)	(116.3)

BACKGROUND

1
1

EOA Key Findings:

There is an existing supply of 290 acres of industrial land to meet forecasted demand of 7.4 to 102 acres depending on the growth forecast scenario.

Under “safe harbor” Scenario 1, the 2025 EOA shows an estimated demand of about 46 acres of industrial land during the next 20 years. This is slightly more than the amount of 40 acres in the 2019 EOA.

BACKGROUND

1
2

Industrial land absorption since the 2019 EOA has been about 17 acres.

There are two projects currently in the pipeline including Phase 1A of the Crane Data Center (10 of 35 acres); and

A proposed project at 600 Elm Street consisting of three buildings for warehousing and/or distribution. Total proposed building square footage is about 635,000 square feet on a 39-acre site.

BACKGROUND

1
3

The EOA update was reviewed by the Economic Development Commission which also served as the project's technical advisory committee.

The Planning Commission reviewed the 2025 EOA in March and approved a motion recommending that City Council adopt an ordinance amending the Comprehensive Plan to include the EOA update.

The Planning Commission also recommended that City Council endorse employment Growth Scenario 1 as a basis for making future land use decisions affecting the zoning of employment lands since Scenario 1 is based on a methodology accepted under the Oregon Administrative Rules.

STAFF RECOMMENDATION

14

Staff recommends that the City Council accept the Planning Commission's recommendations to adopt an ordinance amending the Forest Grove Comprehensive Plan to replace the 2019 EOA with the 2025 EOA update and include the 2025 EOA update as a Comprehensive Plan appendix.

Staff also recommends that the City Council accept the Planning Commission's findings of fact attached to the ordinance supporting the Planning Commission's recommendations including endorsing employment growth scenario 1 as the preferred scenario.

ORDINANCE NO. 2025-01

ORDINANCE AMENDING THE FOREST GROVE COMPREHENSIVE PLAN TO REPLACE THE CITY'S 2019 ECONOMIC OPPORTUNITIES ANALYSIS WITH THE 2025 ECONOMIC OPPORTUNITIES ANALYSIS UPDATE AND ADDING THE 2025 ECONOMIC OPPORTUNITIES ANALYSIS UPDATE AS A COMPREHENSIVE PLAN APPENDIX; FILE NUMBER 311-25-000002-PLNG

WHEREAS, An Economic Opportunities Analysis (EOA) is required for local compliance with Statewide Planning Goal 9 (Economic Development) and Oregon Administrative Rules (OAR) Chapter 660, Division, 9, Section 15; and

WHEREAS, The OARs direct that cities review, and as necessary, amend their comprehensive plans and provide an EOA describing national, state, regional, and local economic trends and comparing the demand for industrial and other employment lands to the existing land supply of such lands; and

WHEREAS, an update to the 2019 EOA was prepared by Johnson Economics to provide current and accurate information pertaining to economic trends, economic opportunities, and supply and demand for industrial and other employment uses in the City; and

WHEREAS, the 2025 EOA update provides a factual basis for City decisions affecting the zoning and use of land within the City's boundary; and

WHEREAS, the 2025 EOA update was completed to the satisfaction of the City; and

WHEREAS, the 2025 EOA update was provided to Oregon Department of Land Conservation and Development (DLCD) and Metro for review on January 17, 2025; and

WHEREAS, notice of the Planning Commission's public hearing on the 2025 EOA update was published in the Forest Grove News-Times on February 20, and February 27, 2025; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 3, 2025, to accept public comment on the 2025 EOA update; and

WHEREAS, the Planning Commission adopted a motion on March 3, 2025, recommending that City Council accept the 2025 EOA update and adopt an ordinance to amend the Forest Grove Comprehensive Plan (Plan) to add the 2025 EOA update as an appendix to the Plan and replace the 2019 EOA update; and

WHEREAS, the City Council held a duly noticed public hearing to consider the Planning Commission's recommendations to adopt an ordinance formally accepting the EOA and amending the Plan on April 28, 2025; and

WHEREAS, the City Council continued the public hearing and conducted second reading of the ordinance on May 12, 2025.

NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1. The City Council hereby accepts the 2025 EOA update attached as Exhibit A.

Section 2. The City Council hereby amends the Forest Grove Comprehensive Plan to replace the 2019 EOA update with the 2025 update and add the 2025 EOA update as an appendix to the Plan.

Section 3. The City Council adopts the Planning Commission's findings, attached as Exhibit B.

Section 4. This ordinance is effective 30 days following its enactment by the City Council.

PRESENTED AND PASSED this 28th day of April, 2025.

PASSED the second reading this 12th day of May, 2025.

Mariah S. Woods, City Recorder

APPROVED by the Mayor this 12th day of May, 2025.

Malynda H. Wenzl, Mayor

Ordinance Exhibit A



CITY OF FOREST GROVE, OREGON ECONOMIC OPPORTUNITIES ANALYSIS

Prepared For:
CITY OF FOREST GROVE, OREGON
April 2025

**CITY COUNCIL
PUBLIC HEARING DRAFT**

ACKNOWLEDGMENTS

Johnson Economics prepared this report for the City of Forest Grove. Johnson Economics and the City of Forest Grove thank the many people who helped to develop this document.

This report was prepared in accordance with the requirements of OAR 660 Division 9: Economic Development.

City of Forest Grove
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I. INTRODUCTION

This report introduces analytical research presenting an Economic Opportunities Analysis (EOA) for the City of Forest Grove, Oregon.

Cities are required to reconcile estimates of future employment land demand with existing inventories of vacant and redevelopable employment land within their Urban Growth Boundary (UGB). The principal purpose of the analysis is to assess the degree to which the city has an adequate land supply and capacity to accommodate anticipated employment growth.

To this end, this report is organized into six primary sections:

- **Economic Trends:** Provides an overview of national, state, and local economic trends affecting Washington County and the City of Forest Grove, including population projections, employment growth and a demographic profile.
- **Economic Development Potential:** A discussion of the comparative advantages of the local community and work force.
- **Target Industries:** Analysis of key industry typologies the City of Forest Grove should consider targeting as economic opportunities over the planning period.
- **Employment Land Needs:** Examines projected demand for industrial and commercial land based on anticipated employment growth rates by sector.
- **Capacity:** Summarizes the City's inventory of vacant and redevelopable industrial and commercial land (employment land) within City of Forest Grove's UGB.
- **Reconciliation:** Compares short- and long-term demand for employment land to the existing land inventory to determine the adequacy and appropriateness of capacity over a five and twenty-year horizon.
- **Conclusions and Recommendations:** Summary of findings and policy implications.

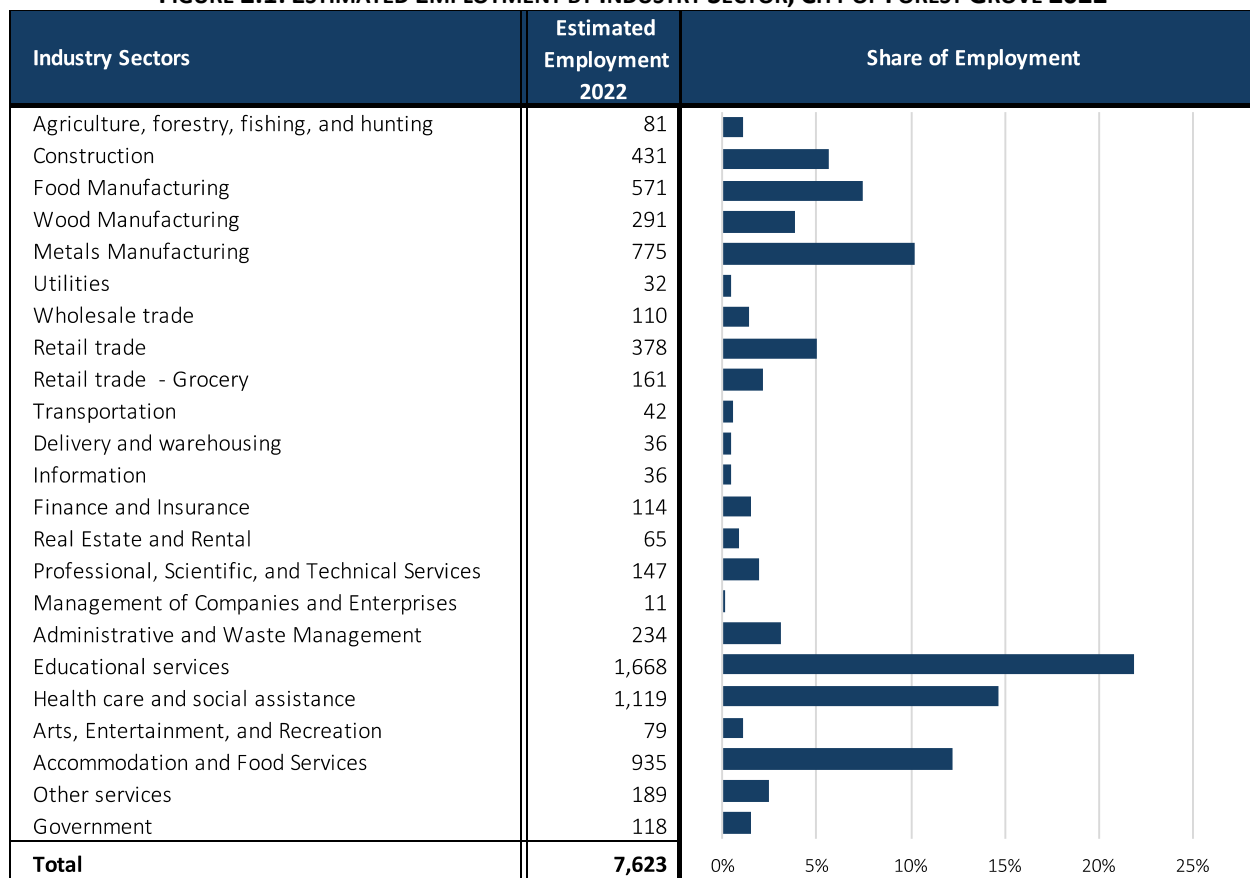
II. FOREST GROVE ECONOMIC TRENDS

This section summarizes employment, demographic, and workforce trends at the local level that will influence economic conditions in the City of Forest Grove over the 20-year planning period. This section provides the economic context for growth projections and includes a socioeconomic profile of the community.

A. FOREST GROVE EMPLOYMENT AND FIRMS

As of 2022, the City of Forest Grove is home to 667 businesses with roughly 7,623 employees. The largest industries by employment are educational services, health care and social services, and accommodation & food services, followed by metals manufacturing, food manufacturing, and construction. Forest Grove has the lowest employment representation in the management of companies and enterprises and utilities sectors. (Industry sectors are discussed in more detail in Section IV of this report.)

FIGURE 2.1: ESTIMATED EMPLOYMENT BY INDUSTRY SECTOR, CITY OF FOREST GROVE 2022

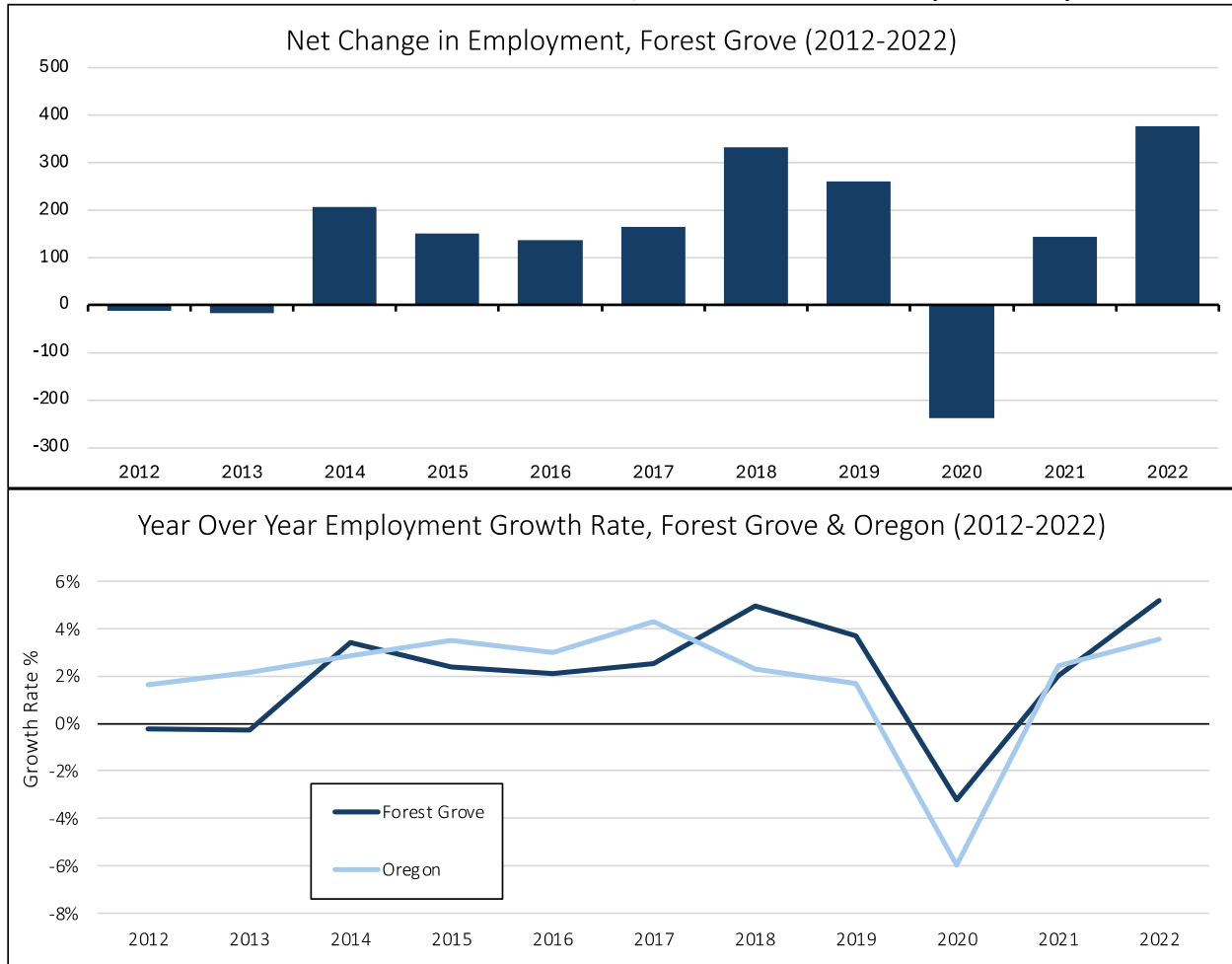


SOURCE: Oregon Employment Department, 2022 QCEW data, Johnson Economics

Forest Grove's rate of employment growth surpassed the state in 2018 and has remained higher every year except for 2021. From 2014 through 2019, Forest Grove experienced a steady rate of employment growth in the 2% to 5% range. While Forest Grove did lose roughly 237 workers in 2020, the employment base displayed resilience during the

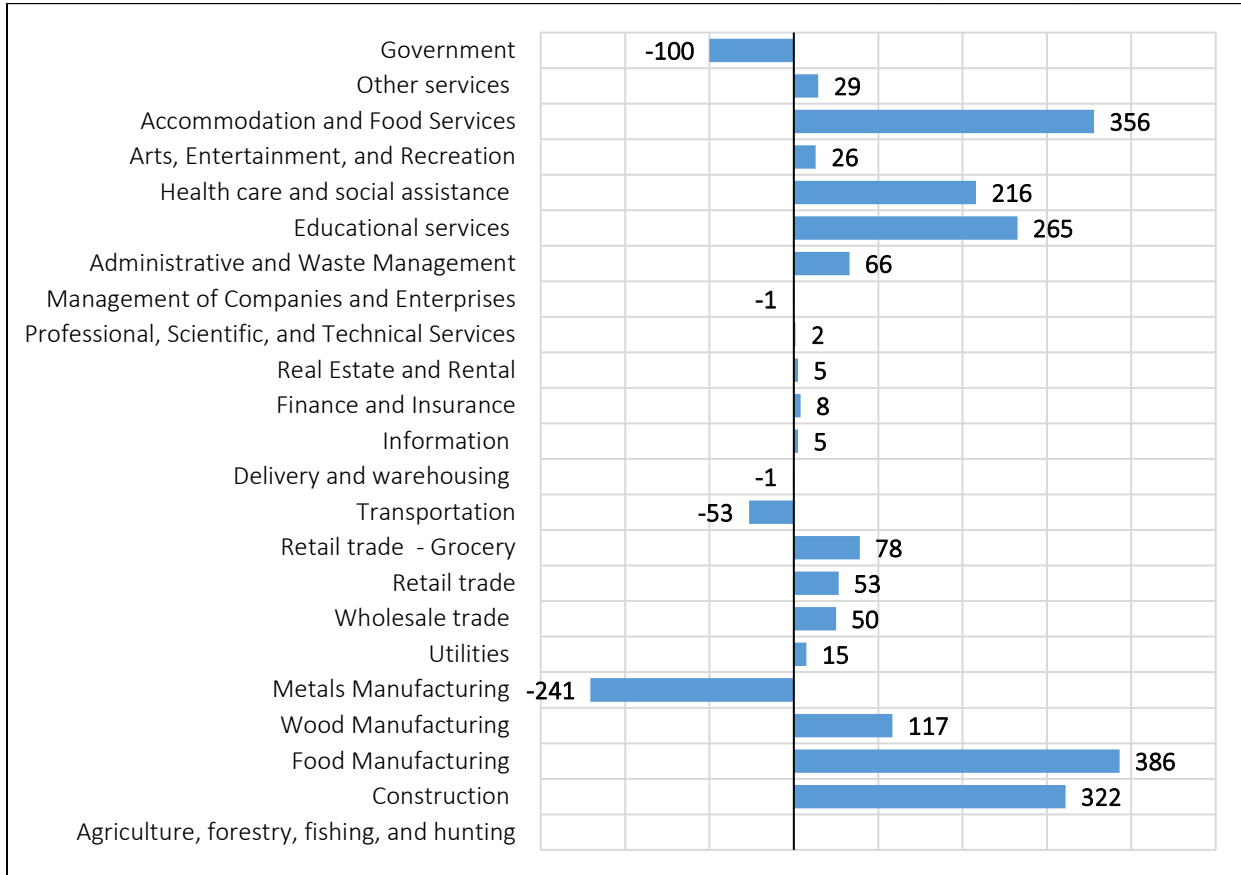
COVID-19 downturn, losing less workers proportionally as compared to the state and experiencing a stronger recovery from 2021 to 2022. In 2022, the city reached a growth rate of 5.2% and added an estimated 376 jobs.

FIGURE 2.2: EMPLOYMENT GROWTH TRENDS, FOREST GROVE & OREGON (2012-2022)



SOURCE: Oregon Employment Department, JOHNSON ECONOMICS

FIGURE 2.3: EMPLOYMENT CHANGE BY SECTOR, CITY OF FOREST GROVE (2012-2022)

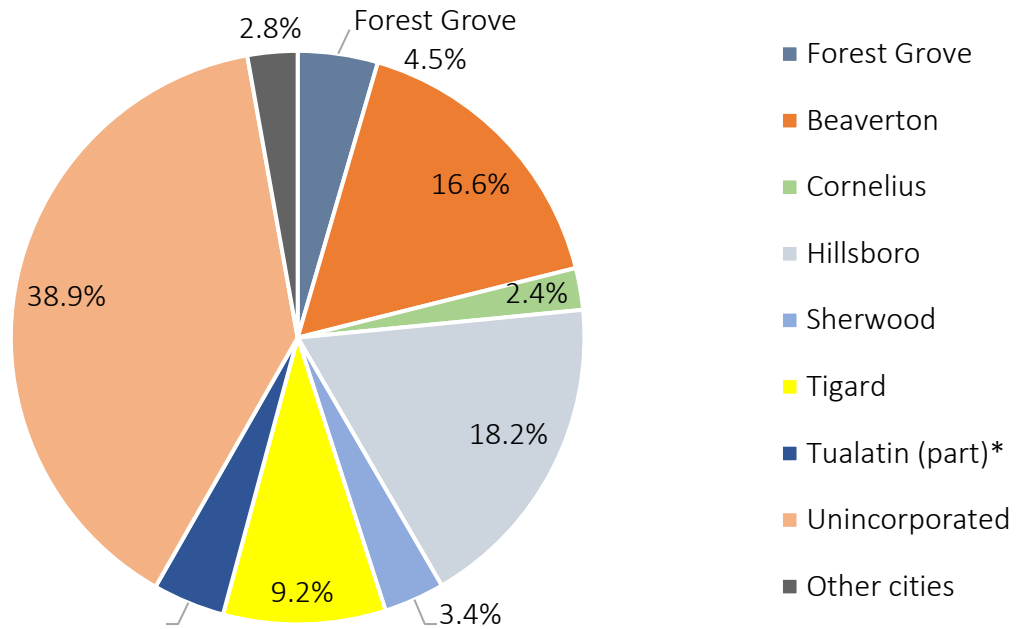


SOURCE: Oregon Employment Department, JOHNSON ECONOMICS

B. LOCAL POPULATION AND WORKFORCE TRENDS

Population: Forest Grove is the fifth largest population group in Washington County, with roughly 4.5% of Washington County's total population. The only groups with a larger share of Washington County's population are Beaverton, Hillsboro, Tigard, and "unincorporated" areas.

FIGURE 2.4: SHARE OF TOTAL POPULATION IN WASHINGTON COUNTY (2023)

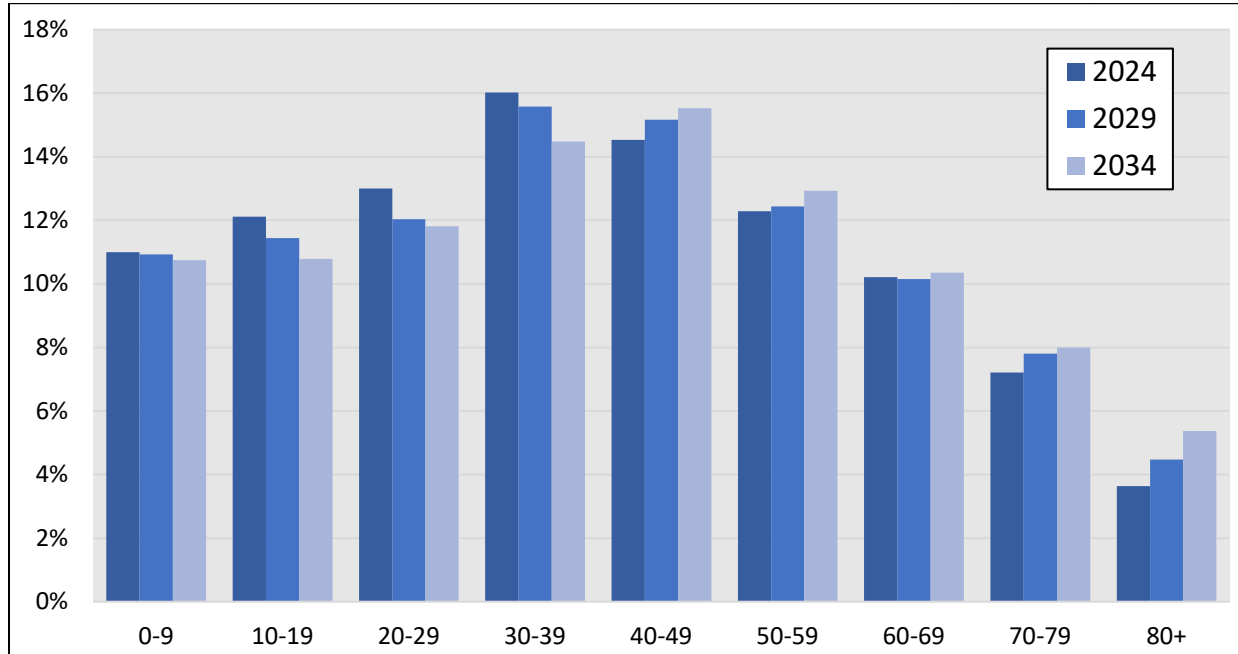


SOURCE: Population Research Center, Portland State University

The City of Forest Grove has grown at an estimated average annual rate of 2.1% per year since 2010, outpacing the county and state's growth rate by a substantial margin. The city saw large growth in 2013 and then dropped below the state and county level in 2017. The rate of population growth jumped back up to over 4% in 2019 and 2020, before seeing a slight decrease in 2021. Since then, the rate of population growth has remained above the state or county.

Washington County has a sizable proportion of all ages 59 and below, particularly in the 30 to 39 age group. Washington County has far fewer people than 60 years old and up when compared to the state. These numbers show that the county has a disproportionately large work force and far less retirees. This is likely in large part due to the presence of Nike and the emergence and concentration of tech employers in Washington County, both of which draw their labor force from a younger age demographic.

FIGURE 2.5: PROJECTED BROAD AGE DISTRIBUTION, WASHINGTON COUNTY (2024-2034)

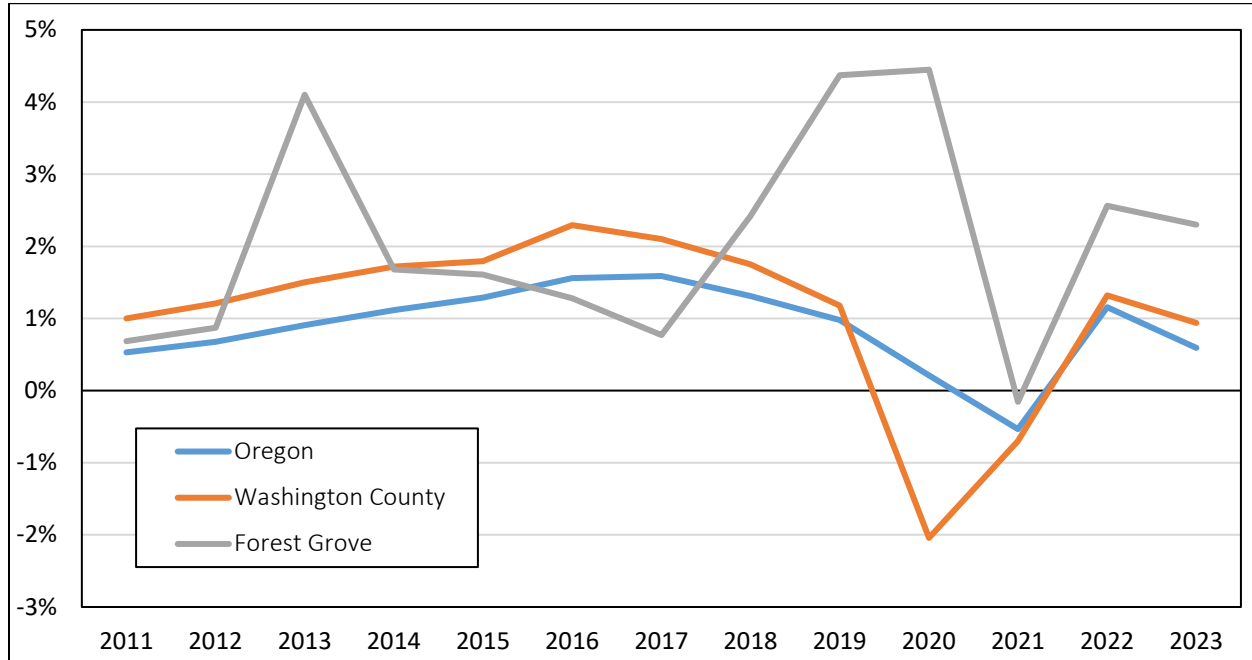


SOURCE: Population Research Center, Portland State University

The Portland State University Population Research Center projects growth in every age group above 40, with the largest growth in the 80+ age group. Each age group under 40 is projected to shrink, with the biggest decrease in the 30 to 39-year-old group. These numbers reflect the general aging of the population in Washington County. This will further the need for nearby healthcare.

Population Growth Rate: The rate of population growth for Forest Grove has consistently been higher than Washington County or the state of Oregon every year since 2018. In 2019 and 2020, the Forest Grove growth rate passed 4%, while Washington County's growth rate dropped to -2% in 2020. These numbers show that Forest Grove's rate of population growth has remained above the county or state level since the beginning of the pandemic, likely in part due to the emergence of work from home and the ongoing construction of residential units in the city. Forest Grove experienced a small dip of negative growth in 2021, before jumping back to 2.5% in 2022. Forest Grove also saw a jump in population in 2019.

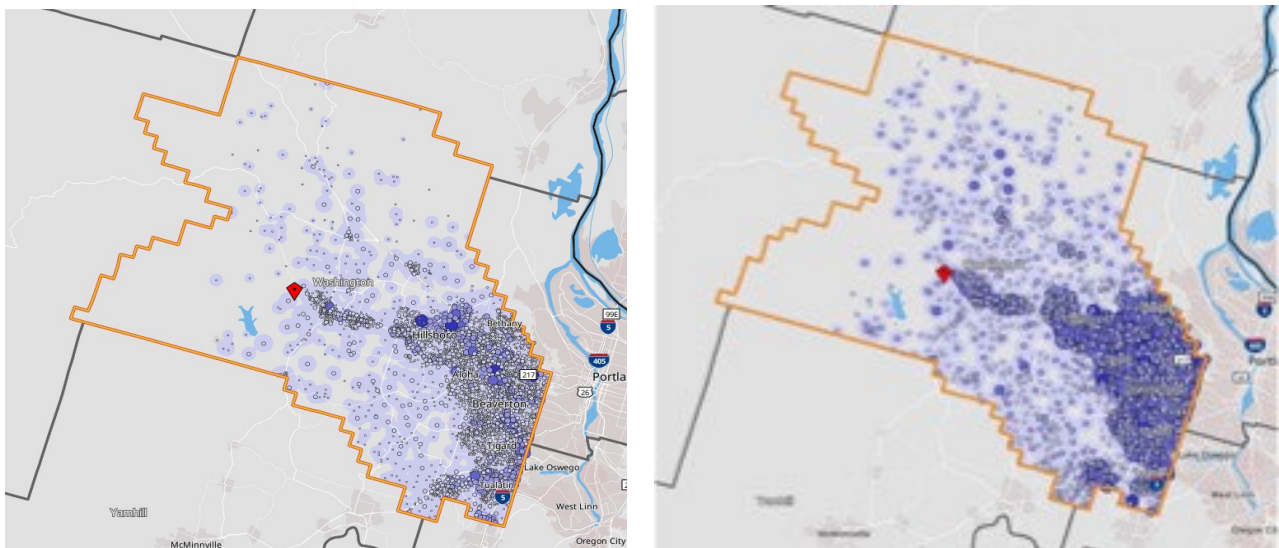
FIGURE 2.6: POPULATION GROWTH OF FOREST GROVE AND WASHINGTON COUNTY, 2021



SOURCE: Population Research Center, Portland State University

Employment and Population Concentrations: The distribution of employment in Washington County is concentrated around the southeastern quadrant of the county, with the distribution of employment greatly dissipating west of Forest Grove (outside of the metro area’s Urban Growth Boundary). The distribution of population is somewhat more evenly distributed across the northern side of the county although it is still mostly concentrated around in the southeastern quadrant.

FIGURE 2.7: DISTRIBUTION OF EMPLOYMENT AND WORKFORCE, WASHINGTON COUNTY, 2021
DISTRIBUTION OF EMPLOYMENT **DISTRIBUTION OF POPULATION**

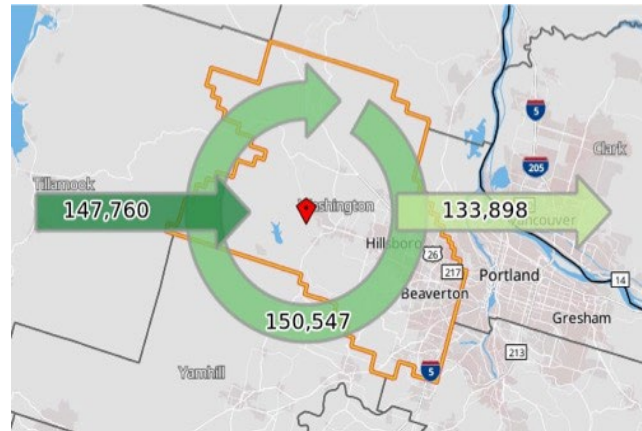
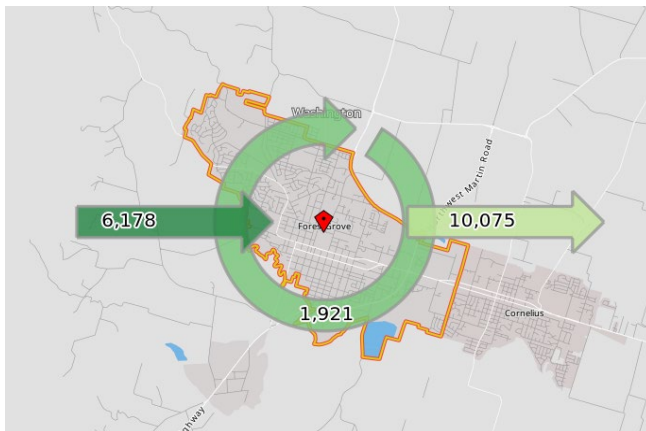


SOURCE: Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Data

Commuting Trends: In 2021 (the most recent data available), the City of Forest Grove was estimated to have 6,178 people commuting in for work, 10,075 people commuting out and 1,921 residents both lived and worked in the city. These figures reflect “covered employment” as of 2021, the most recent year available. Covered employment refers to those jobs where the employee is covered by federal unemployment insurance. This category does not include many contract employees and the self-employed and therefore is not a complete picture of local employment. The figure discussed here is best understood as indicators of the general pattern of commuting and not exact figures.

Of those residents who work outside of the city, the most common commute destinations are Hillsboro, Cornelius, Portland, and Beaverton. For local employees who commute in from outside of Forest Grove, most live in Hillsboro, Portland, and Beaverton.

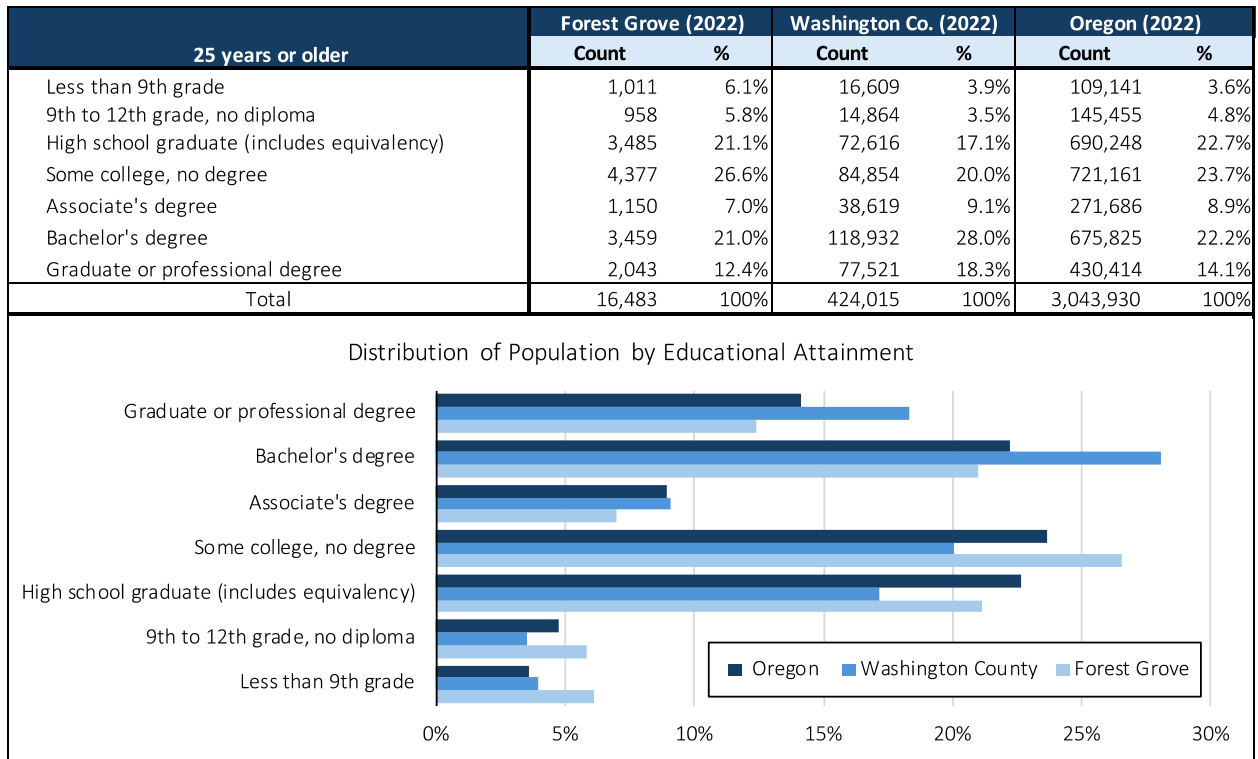
FIGURE 2.8: NET INFLOW-OUTFLOW OF EMPLOYEES, FOREST GROVE AND WASHINGTON COUNTY, 2021
FOREST GROVE COMMUTING TRENDS **WASHINGTON COUNTY COMMUTING TRENDS**



SOURCE: Census Bureau, LEHD Data

Workforce Characteristics: Forest Grove has a smaller share of adults with higher education than the county or state. In contrast, Washington County has a much higher concentration of adults with higher education when compared with the state. The recent residential expansion in the city includes a significant concentration of higher-end homes, which is expected to increase the educational attainment profile in the city over the next decade.

FIGURE 2.9: EDUCATIONAL ATTAINMENT PROFILE, 2022

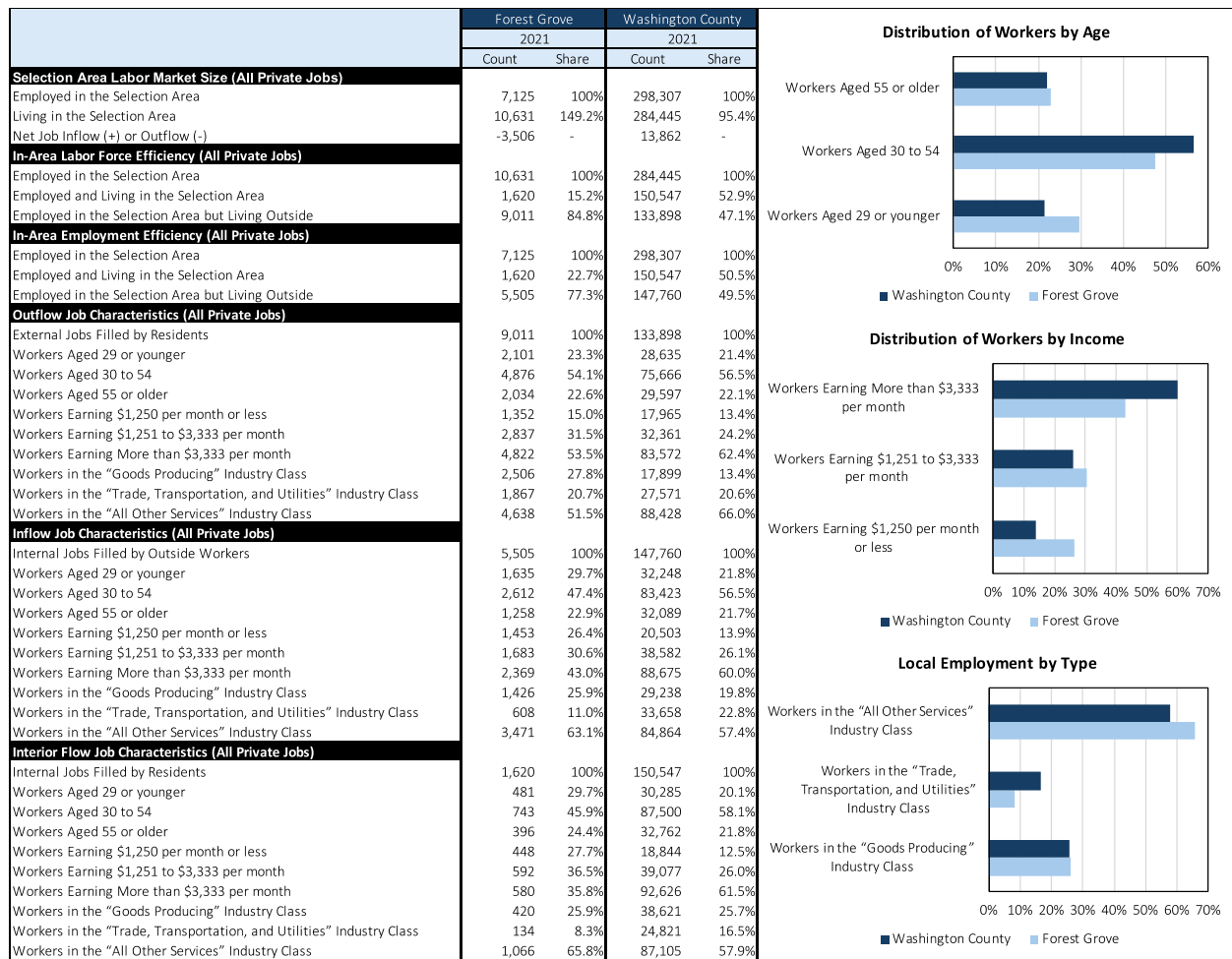


SOURCE: U.S. Census Bureau

- 21% of the local population have a bachelor's degree, as compared to 28% countywide and 22% statewide.
- An additional 12% hold a graduate or professional degree, compared to 18% countywide and 14% statewide. This means nearly a third of the local workforce in Forest Grove has a bachelor's degree or higher.
- Around a third (33%) of Forest Grove's population has a high school degree or less.

The education level in Forest Grove points to a greater presence of blue-collar workforce when compared to the county and state.

FIGURE 2.10: CHARACTERISTICS OF LOCAL WORKFORCE, CITY OF FOREST GROVE AND WASHINGTON COUNTY, 2021



SOURCE: Census Bureau, LEHD Data

- Only 15% of the population of Forest Grove both live and work in the area. Of those, just under 30% are aged 29 or younger. This is significantly higher than the concentration of that age group in Washington County, which comes in at roughly 20%. 66% work in the "All Other Services" industry class¹, compared to 58% countywide. These jobs typically have lower rates of compensation. 28% of workers earn \$1,250 or less, compared to 13% in Washington County. 36% of these workers earn over \$3,333, while 62% of workers countywide earn over \$3,333.
- 54% of residents who live in Forest Grove but commute outside the city for work are between 30 and 54 years old. Among the outflow jobs, the distribution of age is similar to the numbers of the rest of the county. 28% of these jobs are in the "Goods Producing" industry, which is over twice the amount of the same group county wide.
- Forest Grove has a larger proportion of younger workers than the county, with a larger concentration of its workers less than 30 years of age when compared to countywide. However, the county has a larger proportion of workers 30 to 54 years of age.

¹ The "Other Services" category in the LEHD data set represents all employment outside of manufacturing and trade, transportation, and utilities.

III. COMMUNITY ECONOMIC DEVELOPMENT POTENTIAL

The economic climate of a community helps foster growth of existing firms and industry clusters and make the area attractive for new businesses. The City of Forest Grove has several advantages that boost its potential as a location for current and future business.

Location: Forest Grove enjoys proximity to the remainder of the Portland Metro area, as well as the significant technology cluster concentrated in Hillsboro. The location puts the city's businesses near a large, addressable market area and region. At the same time, the city is somewhat separated from the remainder of the metro area, which has allowed it to maintain a small-town identity and establish a durable base of manufacturing industries based in the surrounding area.

Transportation Connectivity: Forest Grove has transportation access via the Tualatin Valley Highway, with the Sunset Highway roughly nine miles away. The area is conveniently located for commuting to the Sunset Corridor, and the expansion of remote-working opportunities has strengthened the area's residential appeal.

Labor Market: The availability of ample and skilled labor is a key factor in economic development potential. Beyond the talent pool of Forest Grove's residents, the city's central location and freeway access give local businesses the ability to draw on a large labor pool from the region. An estimated 76% of the local workforce commutes to Forest Grove, with many coming from the Hillsboro Metro region. While ideally these workers may eventually choose to relocate to the community, in the meantime businesses know they can attract workers with a full range of skills and experience from a broader area if necessary.

The Washington County Chamber of Commerce identified workforce shortage as a major issue in both the county and the state. They recommend providing a tax credit or incentive for qualified work training organizations, as well as promoting specified education programs to help high school and college graduates to be able to find work.

With the potential growth in the manufacturing industries and data centers, Forest Grove will need to continue to find and develop skilled labor with experience in these fields. The continued population growth in Forest Grove and some of the surrounding areas will help this effort. Local businesses coupled with Pacific University and Portland Community College will also assist in developing the specific skills and education they will need from their workforce. Hillsboro and Washington County have partnered with Intel to create a 10-day course designed to train people for semi-conductor fabrication at Portland Community College. As much of the potential employment growth in Forest Grove may be in the manufacturing of products used as inputs for chip manufacturing and data centers, chip manufacturing companies such as Intel would have an incentive to work to develop a nearby complementing industry.

Quality of Life: Forest Grove offers a high quality of life and urban amenities to attract new workers and businesses to the city. The city offers a mixture of small-town lifestyles with access to nature, while also being a quick trip away from larger metro areas with additional urban amenities. The community features relatively affordable housing in comparison to other parts of the region, good schools, parks, and ample shopping and local services. This provides an attractive alternative for people working in Hillsboro.

Forest Grove's location in the northwest Willamette Valley offers ready access to a full range of mountain recreation to the east, Oregon's wine country to the south, and the Tualatin River to the east.

Economic Development Partnerships: Forest Grove has several partners in economic development, including the Forest Grove Economic Development Commission, Forest Grove/Cornelius Chamber of Commerce, Westside Economic Alliance, Columbia Pacific Economic Development District (Col-Pac), the Oregon Main Street Program, and Business Oregon.

Local and regional employers are also key partners in promoting and growing their industries. Forest Grove works with these and other regional partners to provide the infrastructure and services needed to retain and attract businesses to the city.

Economic Development Tools: Forest Grove features an Enterprise Zone and Opportunity Zones which allow for tax abatements to incentivize new business development across the city. The Forest Grove Economic Development program also offers grants through the Urban Renewal Agency and the City's lodging tax revenue. These grants are distributed based on building improvement, storefront improvement, community enhancement, tourism, and community impact. The Forest Grove Economic Development program can assist with site searches, tax incentives, financing, regulatory assistance, market information, and workforce development.

IV. INDUSTRY DIFFERENTIATION ANALYSIS

This element of the Economic Opportunities Analysis utilizes analytical tools to assess the economic landscape in Washington County and the City of Forest Grove. The objective of this process is to identify a range of industry types that can be considered targeted economic opportunities over the planning period.

A range of analytical tools to assess the local and regional economic landscape are used to determine the industry typologies the county and individual cities should consider targeting over the planning period. Where possible, we look to identify the sectors that are likely to drive growth in current and subsequent cycles.



ECONOMIC SPECIALIZATION (WASHINGTON COUNTY)

The most common analytical tool to evaluate economic specialization is location quotient analysis. This metric compares the concentration of employment in an industry at the local level to a larger geography. All industry categories are assumed to have a quotient of 1.0 on the national level, and a locality's quotient indicates if the local share of employment in each industry is greater or less than the share seen nationwide. For instance, a quotient of 2.0 indicates that locally, that industry represents twice the share of total employment as seen nationwide. A quotient of 0.5 indicates that the local industry has half the expected employment.

A location quotient analysis was completed for Washington County, which evaluated the distribution of local employment relative to national averages, as well as average annual wage levels by industry (Figure 4.01). The industries that are well-represented countywide are good candidates for growth in localities such as Forest Grove as the city can tap into some of the regional advantages to grow locally.

FIGURE 4.01: INDUSTRY SECTOR SPECIALIZATION BY MAJOR INDUSTRY, WASHINGTON COUNTY, 2022

Industry	Annual Establishments	Average Employees	Total Annual Wages	Average Annual Wages	Employment LQ
Natural resources and mining	238	3,220	\$ 136,821,489	\$ 42,491	0.79
Construction	1,992	18,517	\$ 1,550,865,903	\$ 83,754	1.07
Manufacturing	903	53,861	\$ 6,985,542,567	\$ 129,696	1.88
Wholesale trade	1,494	13,977	\$ 1,635,286,001	\$ 116,998	1.04
Retail trade	1,560	32,772	\$ 1,473,084,138	\$ 44,949	0.94
Transportation, warehousing & utilities	364	7,480	\$ 411,520,884	\$ 55,016	0.48
Information	830	7,632	\$ 1,021,695,215	\$ 133,870	1.11
Financial activities	2,033	14,305	\$ 1,251,771,827	\$ 87,506	0.74
Professional and business services	4,792	56,570	\$ 6,279,817,664	\$ 111,010	1.11
Education and health services	3,616	37,889	\$ 2,268,190,330	\$ 59,864	0.72
Leisure and hospitality	1,654	25,561	\$ 742,163,893	\$ 29,035	0.72
Other services	3,422	10,214	\$ 711,188,365	\$ 69,629	1.03
Government	308	22,756	\$ 1,639,387,509	\$ 72,042	1.45
Total	23,206	304,754	\$ 26,107,335,785	\$ 85,667	-

SOURCE: U.S. Bureau of Labor Statistics

Among major industries, the “manufacturing” industry was the most strongly represented, with government being the next. The “transportation, warehousing & utilities,” “education and health services,” and “leisure and hospitality” industries were the most under-represented major industries. The information sector provided the highest average wages among these industries, while the other services industry has the lowest average wages.

A more detailed industry analysis shows that the industries with the highest LQ in the county are metal manufacturing, construction, and “administrative and support and waste management.” Metal manufacturing, retail trade, and “health care and social assistance” employ the most people out of all the industries, employing a little over 36% of the county’s entire employment base. The most under-represented industries are federal government, transportation and warehousing, state government, and utilities.

FIGURE 4.02: INDUSTRY SECTOR SPECIALIZATION BY DETAILED INDUSTRY, WASHINGTON COUNTY, 2022

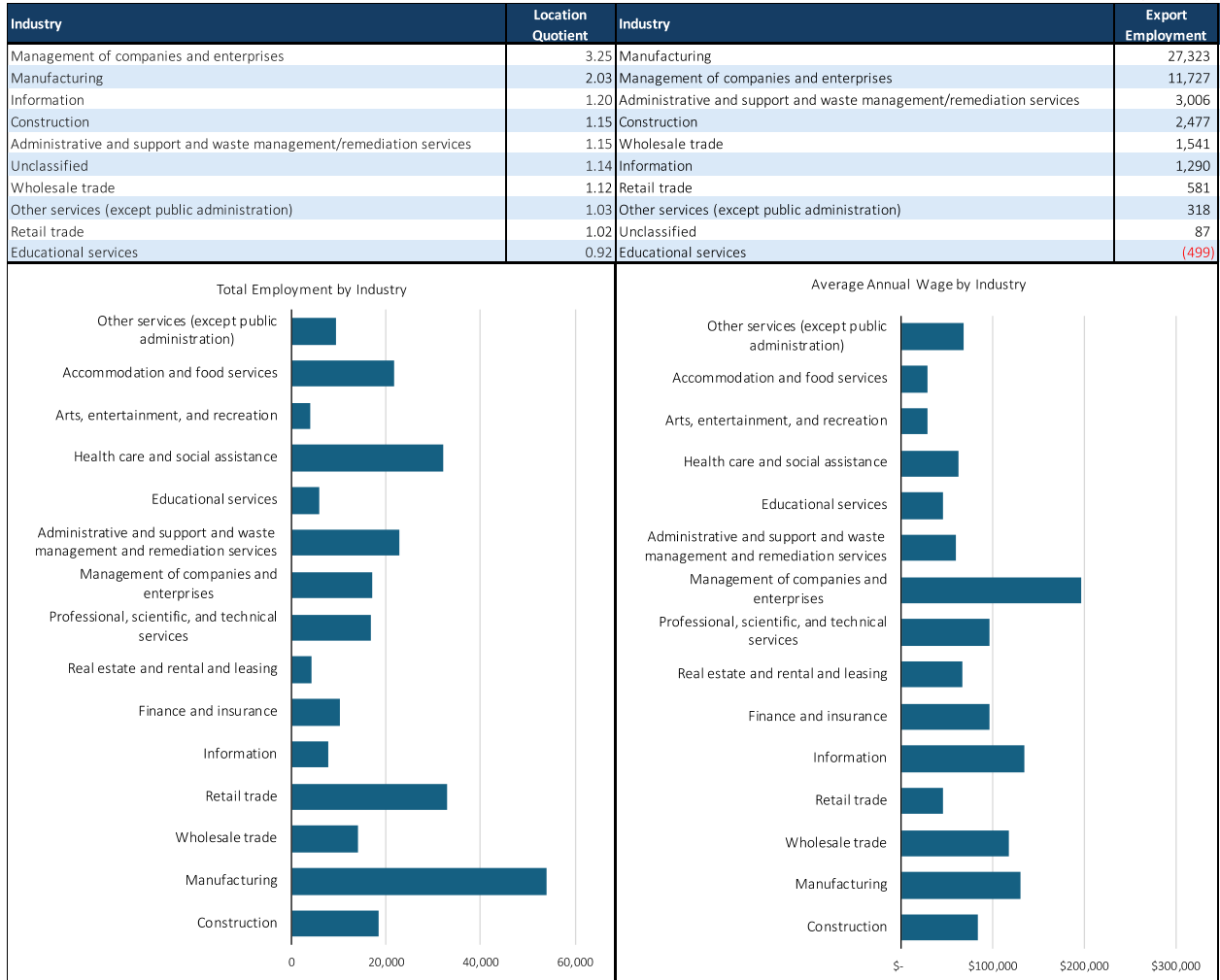
Industry	Annual Establishments	Average Employees	Total Annual Wages	Average Annual Wages	Employment LQ
Natural resources and mining	238	3,220	\$136,821,489	\$42,491	0.87
Construction	1,992	18,517	\$1,550,865,903	\$83,754	1.18
Food manufacturing	166	3,205	\$163,628,223	\$51,054	0.68
Wood product manufacturing	191	5,627	\$387,196,216	\$68,810	0.83
Metal Manufacturing	546	45,011	\$6,433,616,174	\$142,934	3.12
Wholesale trade	1,494	13,977	\$1,635,286,001	\$116,998	1.15
Retail trade	1,560	32,772	\$1,473,084,138	\$44,949	1.04
Transportation and warehousing	354	6,810	\$323,771,471	\$47,544	0.52
Utilities	10	670	\$87,749,413	\$130,969	0.60
Information	830	7,632	\$1,021,695,215	\$133,870	1.23
Finance and insurance	1,070	10,122	\$973,573,681	\$96,184	0.80
Real estate and rental and leasing	962	4,182	\$278,198,146	\$66,523	0.88
Professional, scientific, and technical services	3,230	16,808	\$1,605,073,820	\$95,495	0.78
Management of companies and enterprises	174	16,910	\$3,315,404,959	\$196,062	3.32
Administrative and support and waste management	1,388	22,852	\$1,359,338,885	\$59,484	1.18
Educational services	368	5,728	\$255,541,581	\$44,613	0.94
Health care and social assistance	3,248	32,161	\$2,012,648,749	\$62,580	0.78
Arts, entertainment, and recreation	268	3,839	\$111,669,819	\$29,088	0.82
Accommodation and food services	1,386	21,722	\$630,494,074	\$29,026	0.80
Other services	1,896	9,481	\$649,146,426	\$68,468	1.06
Unclassified	1,527	751	\$63,143,893	\$84,641	1.25
Federal government	28	871	\$77,503,006	\$88,982	0.15
State government	34	2,206	\$170,333,523	\$77,214	0.24
Local government	246	19,680	\$1,391,550,980	\$70,709	0.70
Total	23,206	304,754	\$26,107,335,785	\$85,667	-

SOURCE: State of Oregon Employment Department

The level of indicated export employment is estimated by sector by combining the location quotients and overall employment levels. Export industries are important in that they grow the overall size of the local economy by bringing in dollars from outside the community, rather than recirculating internal spending. The industries with the highest level of export employment are manufacturing, management of companies and enterprises, and “administrative and support and. Waste management and remediation services.”

Furthermore, industries with the highest annual average wages in Washington County are management of companies and enterprises, information, manufacturing, and wholesale trade. All these industries also have location quotients above 1, indicating that these have a high concentration of employment in the region relative to the rest of the nation.

FIGURE 4.03: TOP TEN INDUSTRIES IN TERMS OF TOTAL AND EXPORT EMPLOYMENT, WASHINGTON COUNTY(2022)



SOURCE: U.S. Bureau of Labor Statistics

ECONOMIC SPECIALIZATION (CITY OF FOREST GROVE)

The same analysis for the City of Forest Grove reveals elevated levels of employment concentration in industries such as educational services, food manufacturing, metals manufacturing, wood manufacturing, and accommodation and food services. In terms of employment concentration, educational services far out-perform any other industries in the city with a location quotient of 9.94, with the next highest employment concentration in the city being food manufacturing with a location quotient of 4.37. This is largely due to the presence of Pacific University in Forest Grove.

FIGURE 4.04: INDUSTRY SECTOR SPECIALIZATION BY DETAILED INDUSTRY, CITY OF FOREST GROVE, 2022

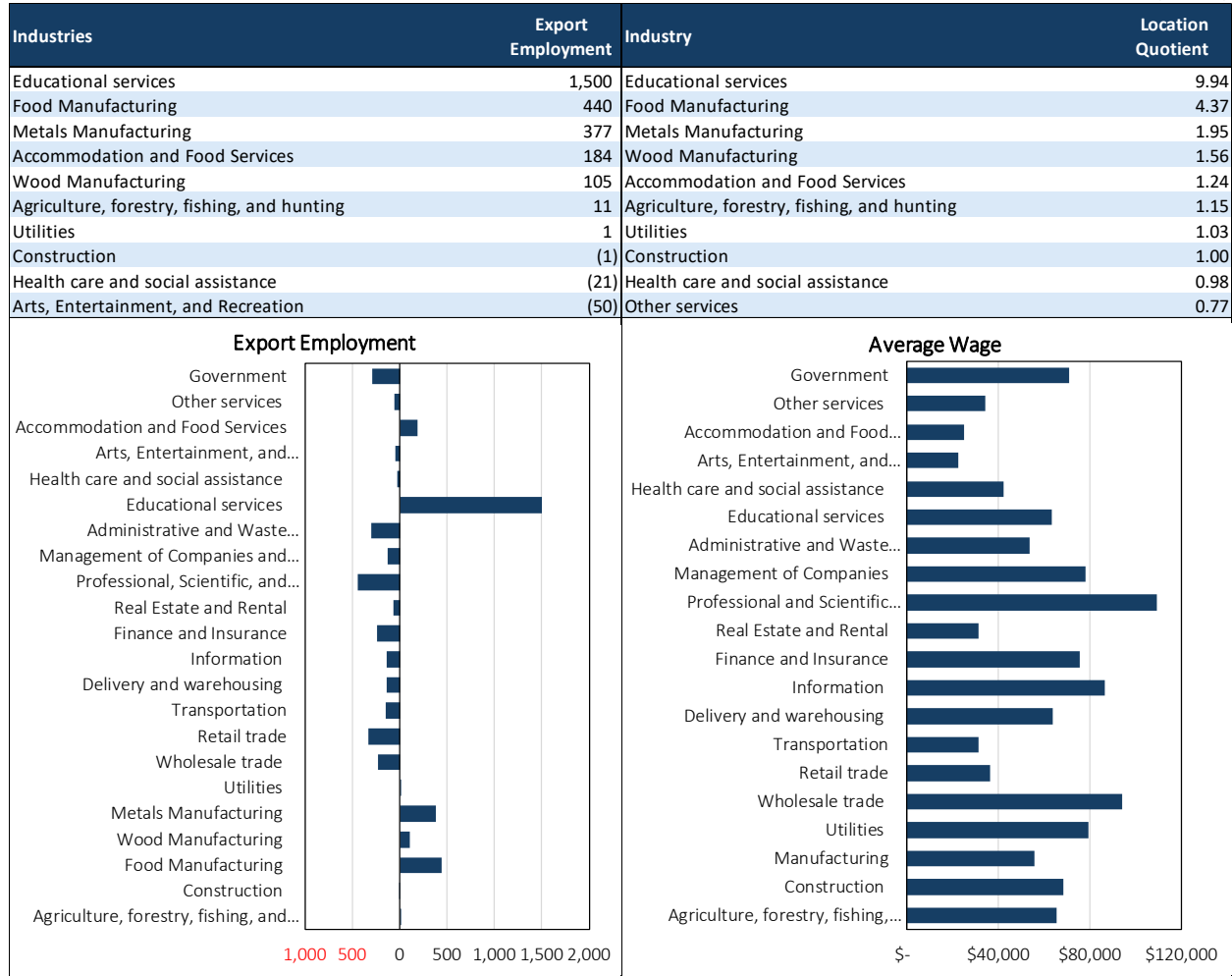
Industry	Average Employment	Annual Establishments	Total Annual Wages	Average Annual Wages	Employment LQ
Agriculture, forestry, fishing, and hunting	81	5	\$5,298,515	\$65,414	1.15
Construction	431	90	\$29,511,626	\$68,472	1.00
Food Manufacturing	571	14	\$31,957,976	\$55,968	4.37
Wood Manufacturing	291	8	\$16,696,298	\$57,376	1.56
Metals Manufacturing	775	13	\$42,591,064	\$54,956	1.95
Utilities	32	4	\$2,541,590	\$79,425	1.03
Wholesale trade	110	25	\$10,343,722	\$94,034	0.33
Retail trade	539	51	\$19,763,643	\$39,388	0.62
Transportation	42	9	\$1,319,937	\$31,427	0.22
Delivery and warehousing	36	4	\$2,291,426	\$63,651	0.21
Information	36	14	\$3,120,955	\$86,693	0.21
Finance and Insurance	114	30	\$8,612,866	\$75,551	0.33
Real Estate and Rental	65	34	\$2,043,570	\$31,440	0.49
Professional, Scientific, and Technical Services	147	50	\$16,037,648	\$109,100	0.25
Management of Companies and Enterprises	11	5	\$858,280	\$78,025	0.08
Administrative and Waste Management	234	27	\$12,553,739	\$53,648	0.44
Educational services	1,668	17	\$105,988,170	\$63,542	9.94
Health care and social assistance	1,119	126	\$47,165,436	\$42,150	0.98
Arts, Entertainment, and Recreation	79	11	\$1,799,323	\$22,776	0.61
Accommodation and Food Services	935	64	\$23,644,828	\$25,289	1.24
Other services	189	63	\$6,524,421	\$34,521	0.77
Government	118	3	\$8,383,959	\$71,051	0.29
Total	7,623	667	\$ 399,048,992	\$ 52,348	

SOURCE: Oregon Employment Department

The top sectors in terms of overall employment were educational services², health care & social assistance, accommodation & food services, and metals manufacturing. There were seven industries with positive export employment, the largest being educational services, food manufacturing, and metals manufacturing. The large concentration of educational services is in large part contributed by Pacific University, who employs 845 people and is the largest employer in Forest Grove.

² Public education is included under educational services (NAICS 61) as opposed to Government (NAICS 92).

FIGURE 4.05: TOP TEN INDUSTRIES IN TERMS OF TOTAL AND EXPORT EMPLOYMENT, CITY OF FOREST GROVE (2022)



SOURCE: Oregon Employment Department and Bureau of Labor Statistics

ECONOMIC DRIVERS

The identification of the economic drivers of a local or regional economy is critical in informing the character and nature of future employment, and by extension land demand over a planning cycle. To this end, we employ a shift-share analysis of the local economy emerging out of the latter half of the recent expansion cycle³.

A shift-share analysis is an analytical procedure that measures the local effect of economic performance within a particular industry or occupation. The process considers local economic performance in the context of national economic trends—indicating the extent to which local growth can be attributed to unique regional competitiveness or simply growth in line with broader trends. For example, consider that Widget Manufacturing is growing at a 1.5% rate locally, about the same rate as the local economy. On the surface we would consider the Widget Manufacturing industry to be healthy and contributing soundly to local economic expansion. However, consider also that Widget Manufacturing is booming across the country, growing at a robust 4% annually. In this context, local widget manufacturers are struggling, and some local or regional conditions are stifling economic opportunities.

³ Measured from 2011 through 2021

We can generally classify industries, groups of industries, or clusters into four groups:

Growing, Outperforming: Industries that are growing locally at a rate faster than the national average. These industries have characteristics locally leading them to be particularly competitive.

Growing, Underperforming: Industries that are growing locally but slower than the national average. These industries generally have a sound foundation, but some local factors are limiting growth.

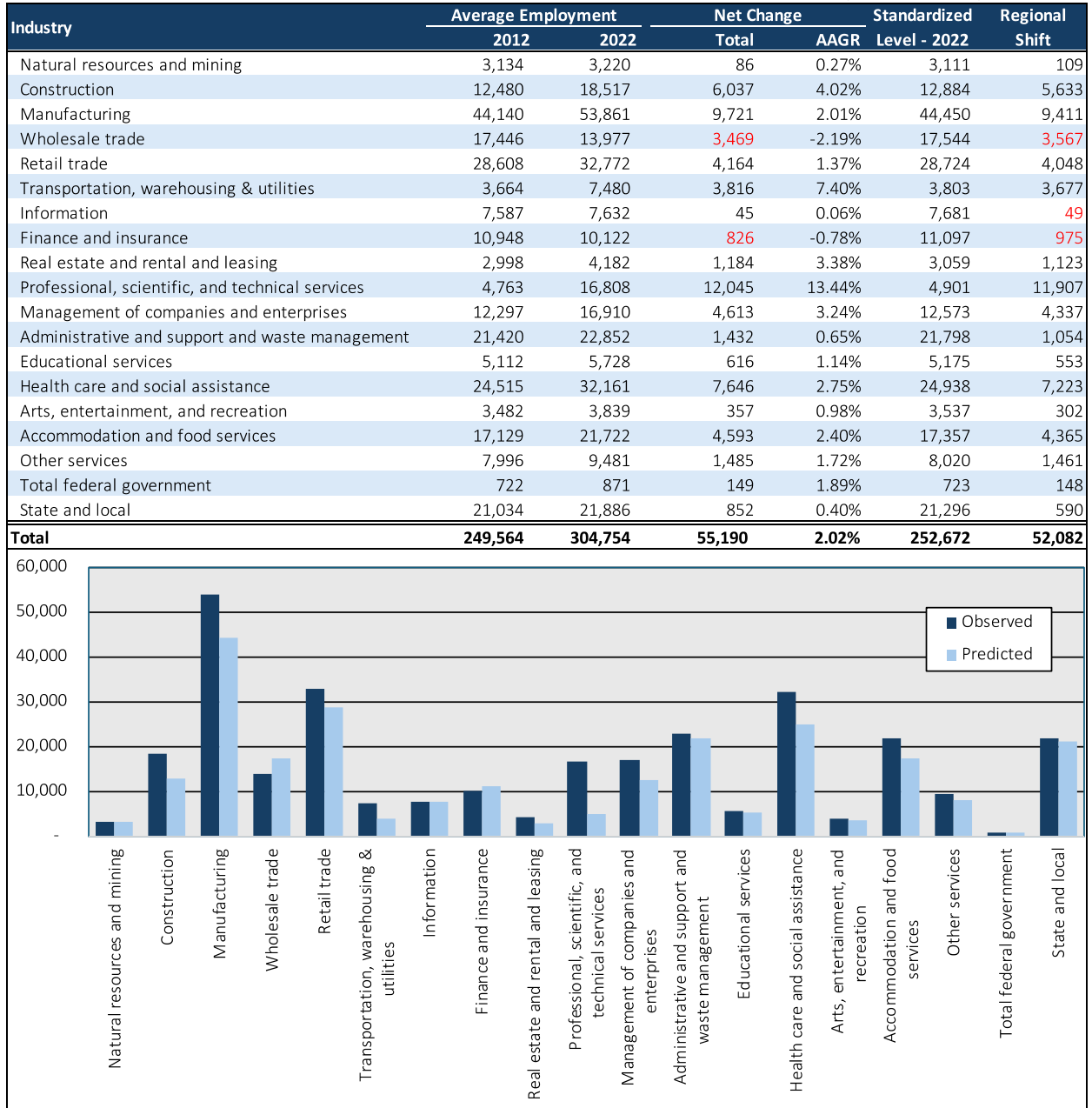
Contracting, Outperforming: Industries that are declining locally but slower than the national average. These industries have structural issues that are impacting growth industry wide. However, local firms are leveraging some local or regional factor that is making them more competitive than other firms on average.

Contracting, Underperforming: Industries that are declining locally at a rate faster than the national average. These industries have structural issues that are impacting growth industry wide. However, some local or regional factors are making it increasingly tough on local firms.

The average annual growth rate by industry from 2012 to 2022 in Washington County was compared to the national rate. The observed local change was compared to a standardized level reflecting what would be expected if the local industry grew at a rate consistent with national rates for that industry.

As shown in Figure 4.07, more county industries grew at a faster rate than the rest of the country than those that grew at a slower rate. Sectors that experienced the most notable positive regional shift in employment during this period were professional, scientific, and technical services, manufacturing, health care & social assistance, construction, and management of companies and enterprises. The sectors that showed negative regional shift in employment were wholesale trade, finance and insurance, and information.

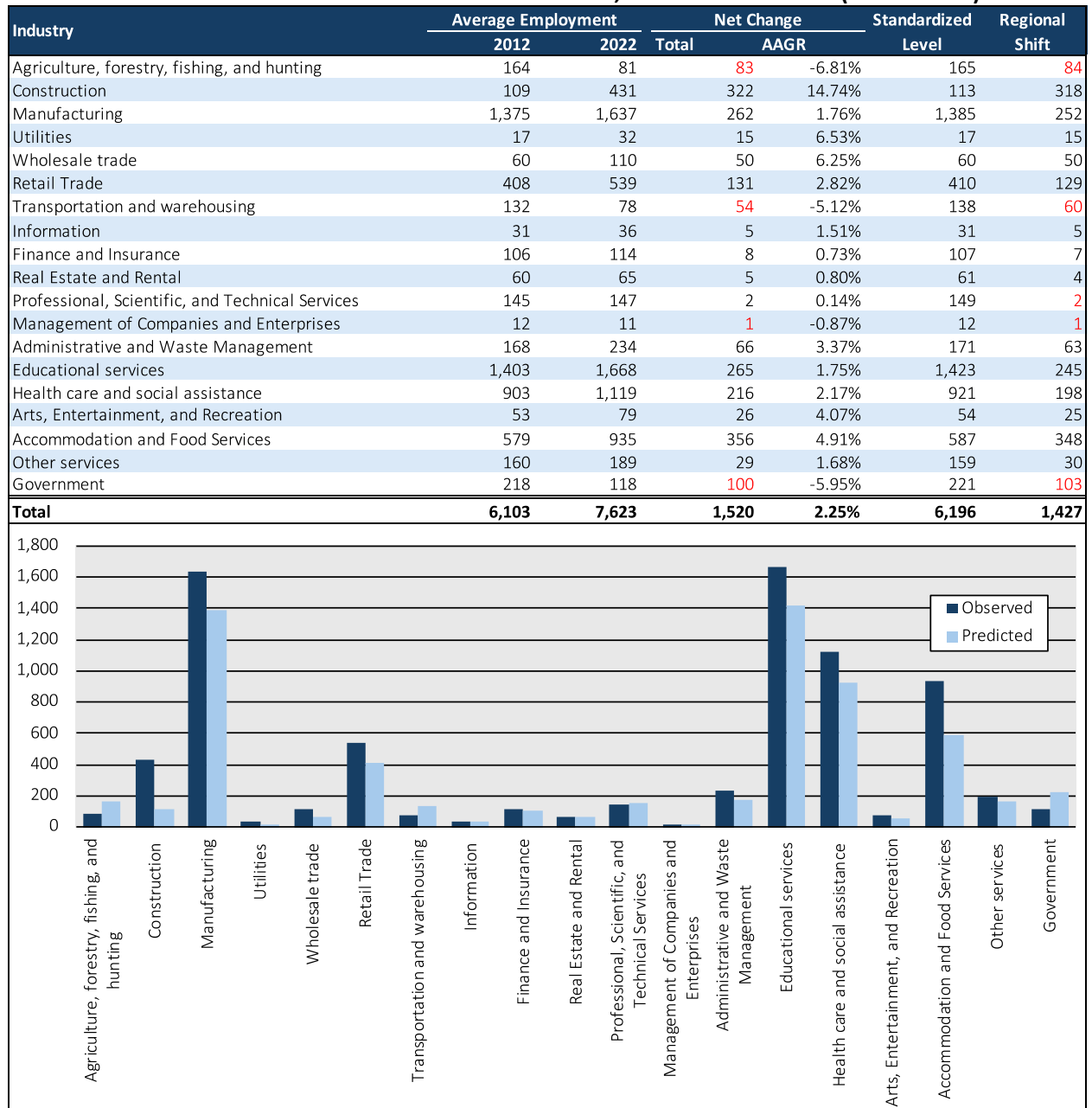
FIGURE 4.07: INDUSTRY SECTOR SHIFT SHARE ANALYSIS, WASHINGTON COUNTY (2012 – 2022)



SOURCE: Oregon Employment Department

When the same analysis is done for the City of Forest Grove, the city's growth outperformed the rest of the country in additional industries. The best performing sectors on this measure in the local economy were accommodation & food services, construction, manufacturing, and educational services. The sectors that showed a negative shift in employment were government, agriculture, forestry, fishing and hunting, and transportation and warehousing.

FIGURE 4.08: INDUSTRY SECTOR SHIFT SHARE ANALYSIS, CITY OF FOREST GROVE (2012 – 2022)



SOURCE: Oregon Employment Department

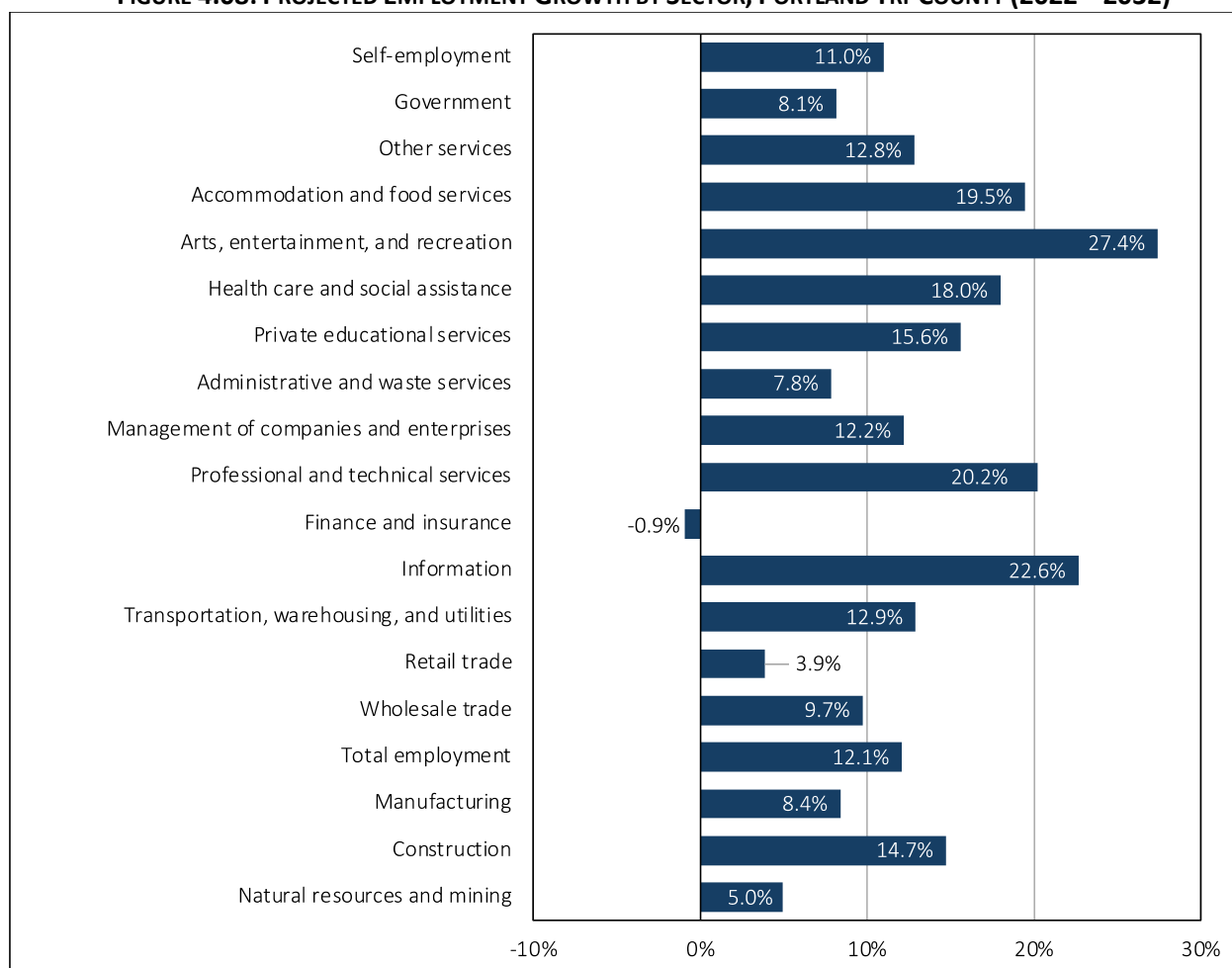
The indicated decline in government reflects a shift in categorization of employment as opposed to an absolute decline. The 2022 reporting for the City of Forest Grove shifted the classification of 46 city jobs to the construction sector, 14 to information, 5 to professional services, and 73 to arts, entertainment, and recreation.

PROJECTED EMPLOYMENT GROWTH (OED)

The State of Oregon produces employment forecasts by sector at the broader regional level, which groups Clackamas, Washington, and Multnomah Counties together into one “Portland Tri-County” region. The most recent forecast anticipates a gain of 127,500 jobs from 2022 through 2032, reflecting an average annual growth rate of about 1.2% during the period.

In this region, the industries with the fastest growth rates are projected to be arts, entertainment, and recreation, information, & professional and technical services, followed by accommodation & food services, and health care and social assistance. Furthermore, the only industry projected to experience negative growth in the coming years is finance and insurance.

FIGURE 4.08: PROJECTED EMPLOYMENT GROWTH BY SECTOR, PORTLAND TRI-COUNTY (2022 – 2032)



SOURCE: Oregon Employment Department, Workforce and Economic Research Division

V. FOREST GROVE TARGET INDUSTRIES ANALYSIS

The preceding analysis provides a basis for narrowing target industries for the City of Forest Grove. These indicators point to sectors of past and potential growth, as well as locally expressed economic development vision for the community. The following is a summary of targeted sectors and indicators for Forest Grove.

FIGURE 5.01: FOREST GROVE TARGET INDUSTRIES AND KEY INDICATORS

TARGET INDUSTRIES	CURRENT LARGEST EMPLOYMENT
Educational Services	Educational Services
Health Care and Social Assistance	Health Care and Social Assistance
Food Product Manufacturing	Accommodation and Food Services
Wood Product Manufacturing	Metals Manufacturing
Metals Manufacturing	Food Manufacturing
Information	Construction
Professional, Scientific, and Technical Services	Retail Trade

STRONG SHIFT SHARE INDICATOR	STRONG LOCATION QUOTIENT
Educational Services	Metal Manufacturing
Metal Manufacturing	Educational Services
Food Manufacturing	Food Manufacturing
Accommodation and Food Services	Wood Manufacturing
Wood Manufacturing	Accommodation and Food Services
	Agriculture, Forestry, Fishing, and Hunting

CITY OF FOREST GROVE TARGET INDUSTRIES

The preceding analysis of industry strengths and regional priorities provided a foundation for the discussion of local target industries for the City of Forest Grove. Through the EOA planning process, the city's Economic Development Commission reviewed the economic goals, priorities, and target industries from the prior adopted plans, and agreed upon the following list of priority sectors to help meet the community's economic development goals.

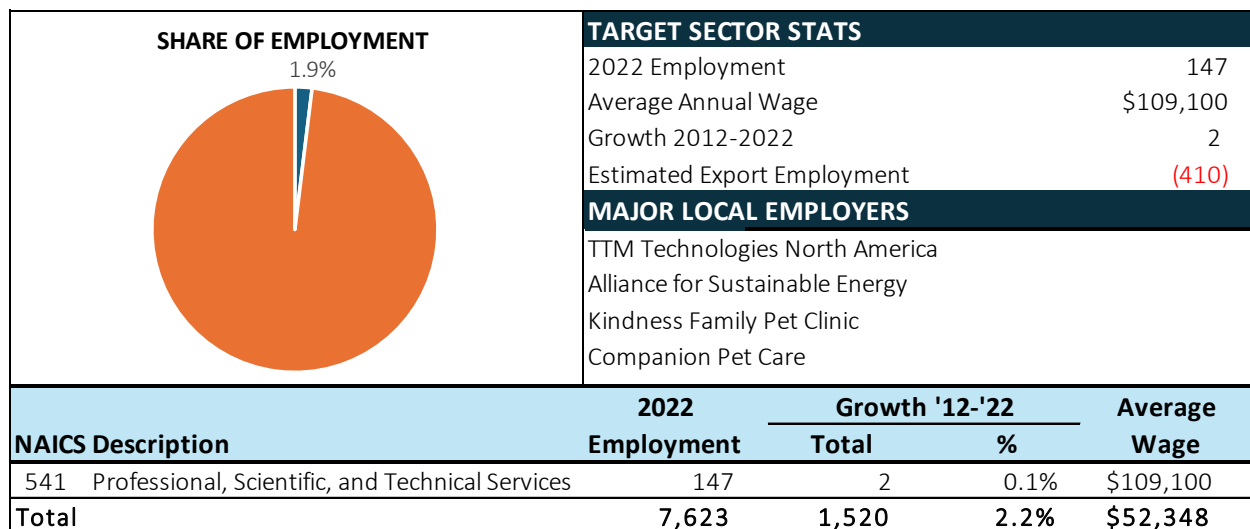
The selected industries reflect the community's historical strengths and advantages, regional trends, and local goals and objectives. These are discussed in more detail in the following pages:

- Professional, Scientific, and Technical Services
- Information
- Health Care and Social Services
- Technology
- Education
- Food Manufacturing
- Wood Manufacturing
- Metal Manufacturing

Note: The following discussion of target sectors relies on the most recent QCEW data from the Oregon Employment Department, dating to 2022.

A. PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES

Professional, scientific, and technical services are not well represented in Forest Grove. This sector has poor location quotient and shift share indicators, with the sector only employing 1.9% of the local population. TTM Technologies North American provide a lot of the jobs in this industry, as well as the metal manufacturing industry. The majority of these jobs from companies providing one to four jobs. The trends in working from home could be a major benefit to this industry. Since the pandemic, work from home jobs have skyrocketed, leading to more people moving away from the city where they can live a quieter life in a more inexpensive living area. As a city that is small but still close in proximity to Portland, Forest Grove has the potential to be attractive to some of these higher-earning individuals.



Professional, scientific, and technical services has a very high average income, at \$109,100. The covered employment level in this sector was 147 in 2022, representing roughly 1.9% of the local employment base. Employment levels in the sector increased by only two people from 2012 through 2022.

Cluster Strengths

- High wages.
- Promising wave of people working from home.

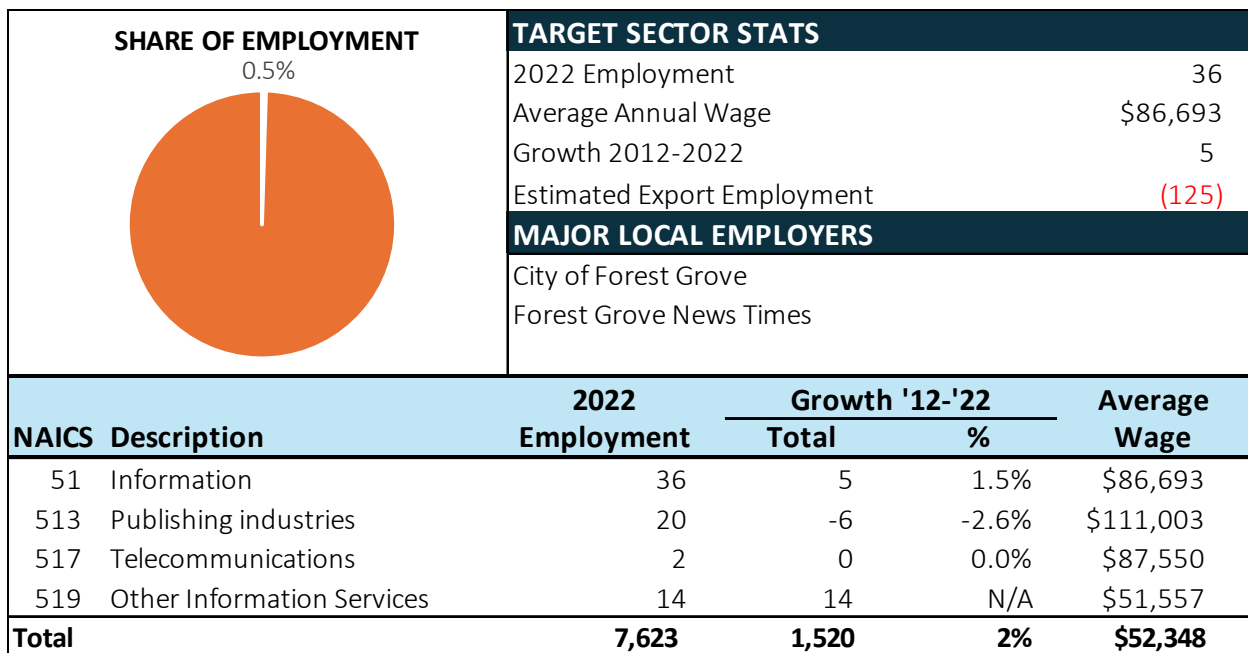
Cluster Challenges

- Very little realized growth.



B. INFORMATION

The Information sector is small and with a small location quotient and negative export employment. The City of Forest Grove and the Forest Grove News Times were the only two significant employers with more than two employees. The overall employment level in this sector was very low, however Forest Grove has the potential to attract a large information center project. An information center like this is unlikely to bring many jobs, but it could provide significant fiscal benefits to the city in terms of taxes and fees without increasing traffic or home prices.



The employment level of the information industry was only 36 in 2022, making up 0.5% of the total employment. The average annual wage was approximately \$86,693 per year in 2022, significantly higher than average. Employment levels in the sector increased by 16% from 2012 through 2022. The key prospects in this sector are data centers, which have seen aggressive expansion nationwide over the last several years.

Cluster Strengths

- High paying jobs.
- Potential to bring in a large information center.
- Can bring the city income by form of energy usage.
- Proximity to high-tech manufacturing and biotechnology firms.
- Low seismic threat relative to other West Coast markets
- Access to subsea cables, reducing latency to high value Asia-Pacific markets.



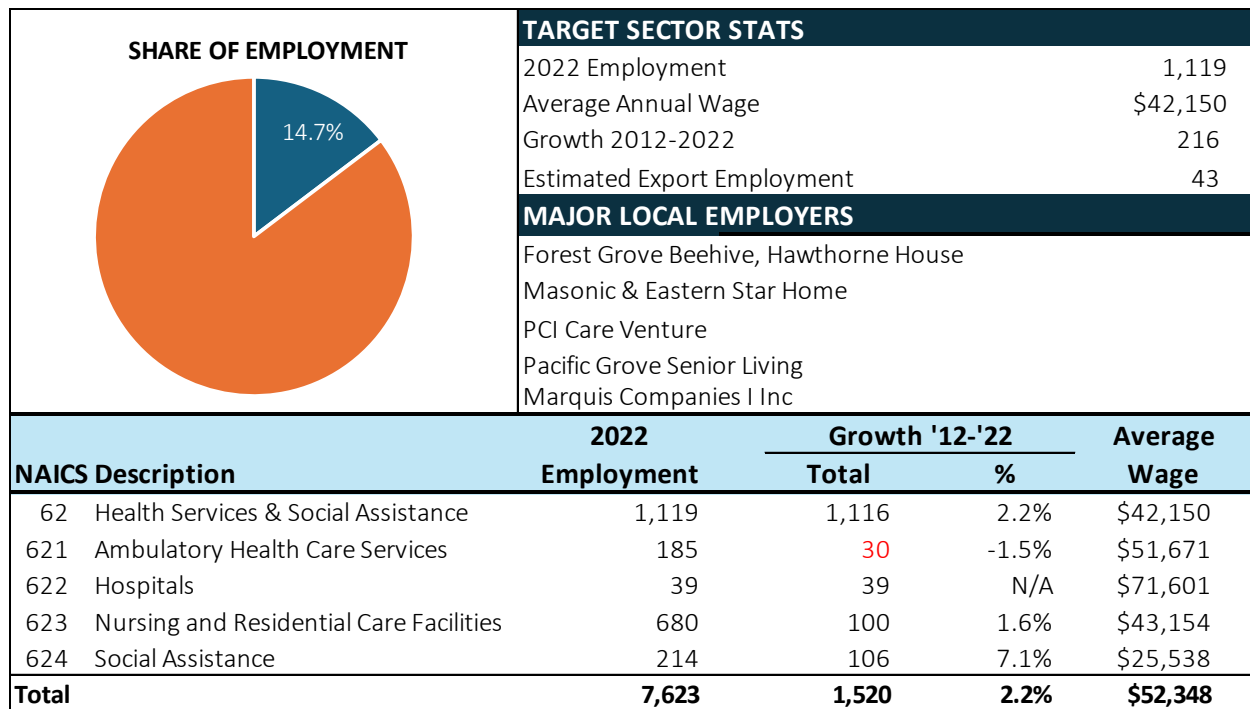
Cluster Challenges

- Low employment densities
- High electrical needs and limited availability
- Potential significant water needs

The information industry, particularly data centers, has a very high level of anticipated growth, but the availability of power will limit the city's ability to accommodate growth in this sector. While the City of Forest Grove manages its own electrical utility, it does not generate its own power and relies upon the Bonneville Power Administration (BPA) for supply. The availability of electricity and transmission line capacity represent significant limiting factors in the ability of the jurisdiction to attract and serve large scale data centers in the future. The city has requested additional power allocation from BPA, but it will be five to seven years at a minimum before any is available.

C. HEALTH CARE AND SOCIAL SERVICES

Like most communities, Forest Grove will increasingly face growing health care needs from a growing and aging population. The health care needs of the Baby Boom generation, the oldest of which are approaching 80 years old and the youngest approaching 60, are expected to increase the need for health care facilities and workforce over the next 20 years. Forest Grove can be an ideal location for retirees, furthering the need for stable healthcare facilities and jobs.



The overall employment level in this sector was 1,119 in 2022, representing just under 15% of the local employment base. The average annual wage was approximately \$42,150 per year in 2022, with an average wage range of \$26,117 for social workers and \$55,202 for ambulatory health care workers. Employment levels in the sector increased by 24% from 2012 to 2022.

Cluster Strengths

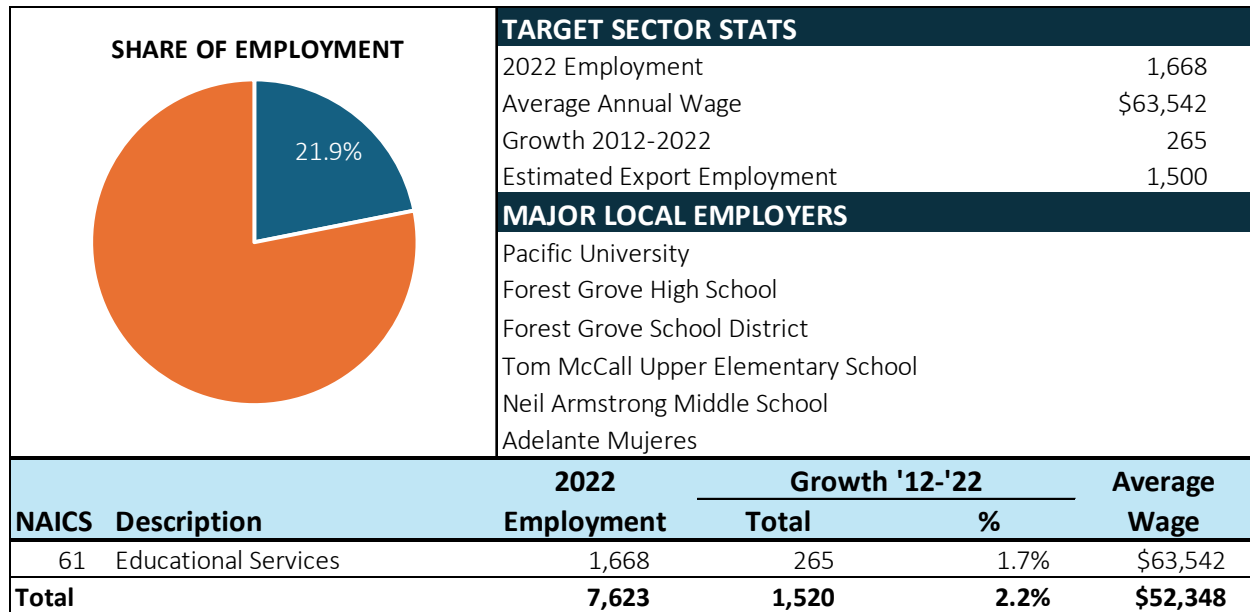
- Growing and aging population base.
- Low local competition for many specialties and more advanced healthcare for rural populations to the north, west, and south of the city.
- Ability to serve larger market of the far western Portland Metro suburbs.

Cluster Challenges

- Attracting a major medical group.
- Potential competition with Hillsboro/Portland Metro market.

D. EDUCATION

Education is one of the most well-represented industries in Forest Grove, with a location quotient of 9.94. A substantial portion of this employment is from Pacific University. Besides professors and other staff, Pacific University also brings in students who would otherwise not spend money in the area. Other major employers are from the public school system. The employment growth of this industry will generally rely on the growth of Pacific University and the youth population.



The overall employment level in this sector was 1,668 in 2022, representing roughly 22% of the local employment base. The average annual wage was \$63,542. Employment levels in the sector grew by roughly 19% from 2012 through 2022.

Cluster Strengths

- Presence of Pacific University.
- Students at the University spend money in Forest Grove.
- Well-paid employees.

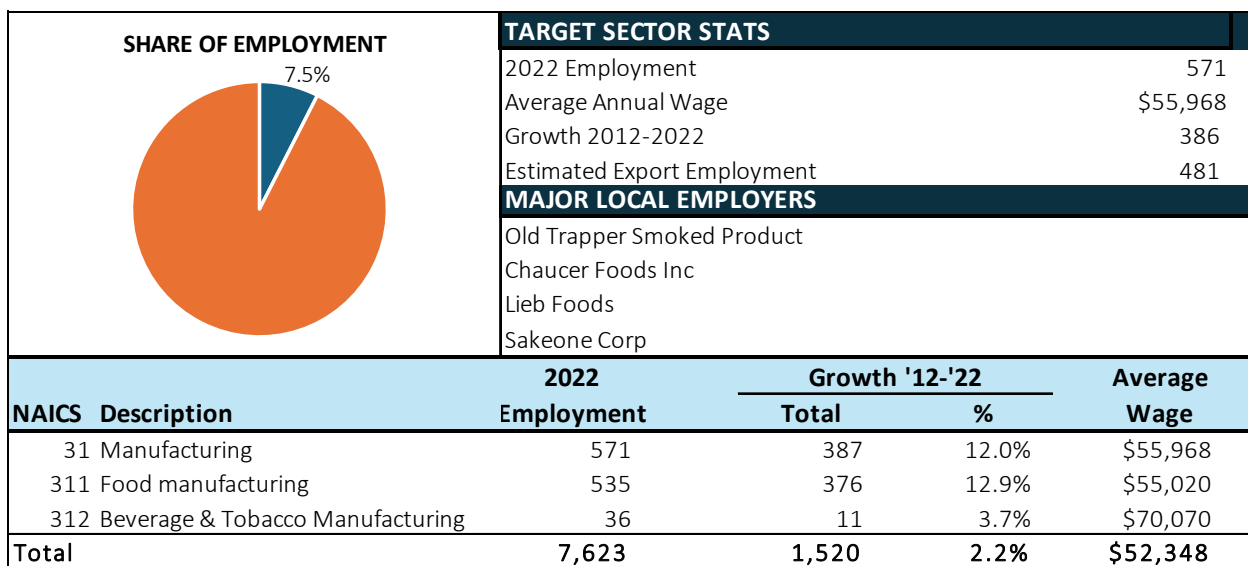
Cluster Challenges

- Reliance on Pacific University for growth.



E. FOOD MANUFACTURING

The food manufacturing industry is much more concentrated in Forest Grove compared to the nation, as shown by high location quotient and export employment numbers. The biggest employer by a significant margin is Old Trapper Smoked Products, followed by Chaucer Foods, Lieb Foods, and SakeOne Corp. Forest Grove's proximity to Portland provides the city a lot of potential for growth in the manufacturing sector, allowing manufacturing companies to quickly transport goods to a larger market while enjoying the friendlier rental prices of Forest Grove.



Cluster Strengths

- Very fast industry growth
- Proximity to agricultural production
- Above average wages.

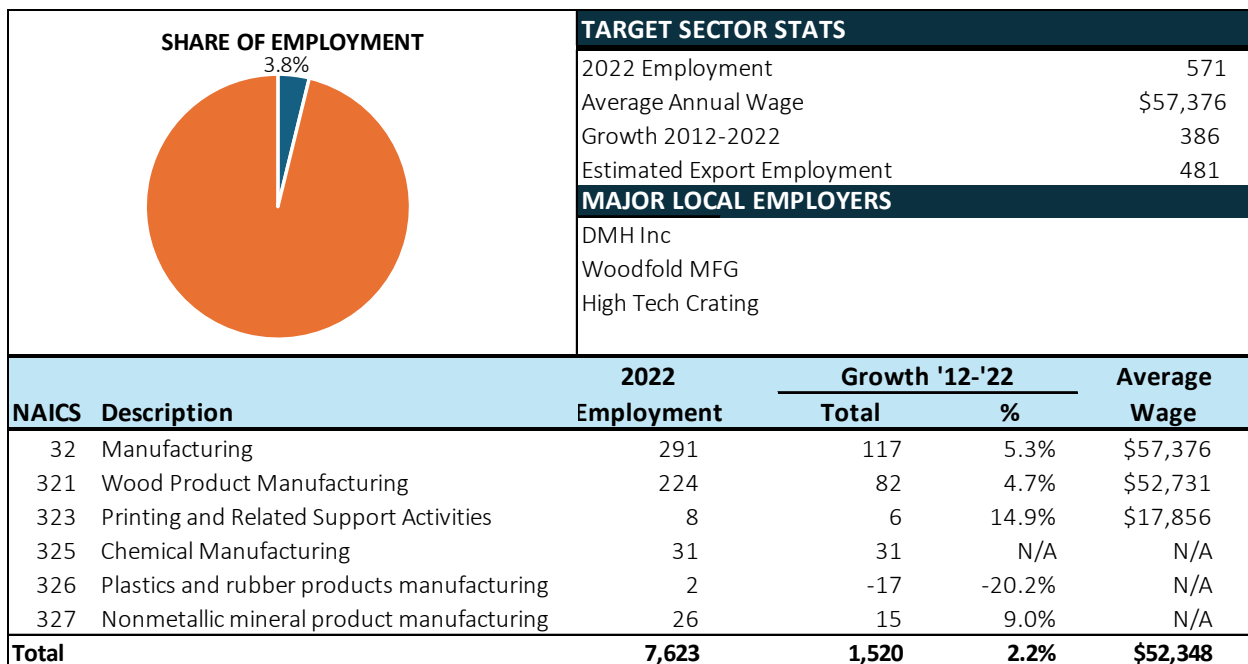
Cluster Challenges

- Other cities surrounding Portland have better access to the I-5 corridor.

The overall employment level in this sector was 571 in 2022, representing roughly 7.5% of the local employment base. The average annual wage was \$53,836 per year in 2022. Employment levels grew at an astonishing rate, increasing by 208.6% from 2012 to 2022.

F. WOOD MANUFACTURING

This sector features a high location quotient and shift share rating, indicating a larger than usual share of employment. The wood manufacturing has grown at a very fast rate, increasing employment by 67% from 2012 to 2022. A lot of this growth is due to DMH Inc, who has increased their employment by 130%, as well as MGC Pure Chemicals moving to Forest Grove in 2017. This industry greatly benefits from the presence of the timber industry in rural western Oregon.



Cluster Strengths

- Fast growing industry.
- Experienced labor force.
- Supported by the timber industry.
- Above average wages

Cluster Challenges

- Strong reliance on one company

The employment level in this sector was roughly 291 in 2022, representing roughly 3.8% of the local employment base. The average annual wage is higher than average at approximately \$57,376 per year in 2022.

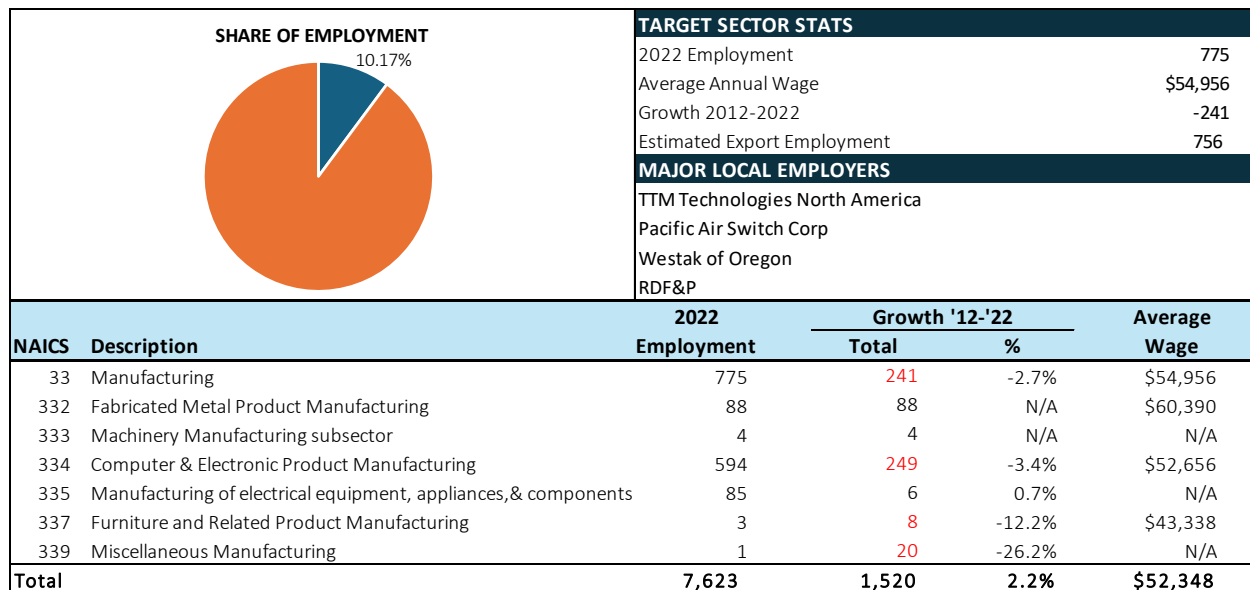
G. METAL MANUFACTURING

Metal manufacturing is one of the most strongly represented industry in Forest Grove when compared with the nation, having a location quotient of 1.95 and an estimated export employment of 377. The majority of these employees work for TTM Technologies, a global corporation whose Forest Grove location specializes in manufacturing circuit boards. Their 2014 acquisition of Viasystems Corporation decreased employment by just under 200 employees, but the large investment in the location provides some employment security. The presence of other chip processing factories and companies in the nearby area can provide an opportunity. Over the last 10 years, the metal manufacturing industry employment has decreased by roughly 24%.



Chip manufacturing can have huge benefits for other related industries, such as industrial gas manufacturing, electric power transmission & distribution, and facilities support services. Like all manufacturing, it also increases the need for warehousing and building the facilities increases construction and concrete manufacturing.

The City of Forest Grove is expected to see opportunities over the planning horizon in the technology sector. While the city is unlikely to capture a major chip manufacturing facility, proximity to the Silicon Forest concentration in Hillsboro will provide opportunities to capture related industries.



The overall employment level in this sector was roughly 775 in 2022, representing roughly 10.2% of the local employment base. The average annual wage is slightly above average in Forest Grove at approximately \$54,956 in 2022.

Cluster Strengths

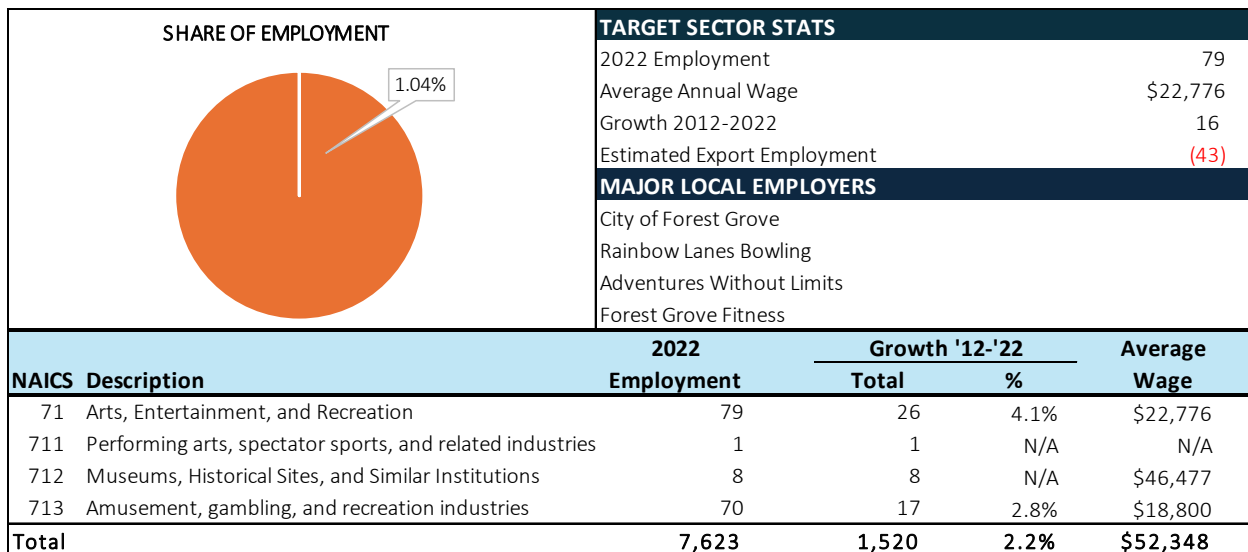
- Large companies anchoring the industry.
- Experienced labor force already living in the surrounding areas, Intel.
- Existence of established chip manufacturing companies in nearby areas gives Forest Grove potential to bring new companies to the city.
- Proximity to Oregon's largest high-tech manufacturing concentration.

Cluster Challenges

- Negative recent growth rate
- Limited supply of industrial land, specifically shovel-ready large parcels.
- Lack of direct transportation connections to the north Hillsboro employment area.

H. ARTS, ENTERTAINMENT, AND RECREATION

The arts, entertainment, and recreation industry has a low location quotient and negative export employment. The industry has grown at a relatively fast rate, averaging a 4.1% increase in employment every year since 2012. There is certainly potential for growth in this industry, especially in targeting the younger population attending Pacific University. Potential entertainment tenants that could fill this role are a pickle ball venue, arcades, or go karts. Creating more night life options such as bars, karaoke, or a comedy club is also a potential option.



Cluster Strengths

- Fast growing industry.
- Large population of potential young consumers due to Pacific University.

Cluster Challenges

- Low wages
- Little current employment

The employment level in this sector was roughly 79 in 2022, representing roughly 1.03% of the local employment base. The average annual wage is significantly lower than average at approximately \$22,776 per year in 2022.

VII. FORECAST OF EMPLOYMENT AND LAND NEED

CITY OF FOREST GROVE EMPLOYMENT FORECAST

Goal 9 requires that jurisdictions plan for a 20-year supply of commercial and industrial capacity. Because employment capacity is the physical space necessary to accommodate new workers in the production of goods and services, employment need forecasts typically begin with a forecast of employment growth in the community. The previous analysis of economic trends and targeted industries set the context for these estimates. This analysis translates those trends into estimates of employment growth by industry sector. Forecasts are produced at the sector or subsector level (depending on available information) and subsequently aggregated into two-digit North American Industry Classification System (NAICS) sectors. Estimates in this analysis are intended for long-range land planning purposes and are not designed to predict or reflect short-term business cycle fluctuation.

The projections in this analysis are built on an estimate of employment in 2024, the commencement year for the planning period. Employment growth will come as the result of net-expansion of existing businesses in the community, new business formation, or the relocation/recruitment of new firms. Forecast scenarios consider a range of factors influencing growth. Long-range forecasts typically rely on a macroeconomic context for growth. The forecast does not consider the impact of a significant exogenous shift in employment such as recruitment of an unforeseen major employer.

OVERVIEW OF EMPLOYMENT FORECAST METHODOLOGY

Our methodology starts with employment forecasts for major commercial and industrial sectors. Forecasted employment is allocated to building type, and a space demand is a function of the assumed square footage per employee ratio multiplied by projected change. The need for space is then converted into land and site needs based on assumed development densities using floor area ratios (FARs).

FIGURE 6.01: UPDATE TO 2024 BASELINE AND CONVERSION OF COVERED TO TOTAL EMPLOYMENT



The first analytical step of the analysis is to update covered employment to the 2024 base year. The Quarterly Census of Employment and Wages (QCEW) data was used to determine the City of Forest Grove's covered employment by industry through 2022, the latest year available. To update these estimates, we use observed industry specific growth rates for Washington County between 2022 and 2024.

The second step in the analysis is to convert “covered”⁴ employment to “total” employment. Covered employment only accounts for a share of overall employment in the economy. Specifically, it does not consider sole proprietors or commissioned workers. Covered employment was converted to total employment based on observed ratios at the national level derived from the Bureau of Economic Analysis from 2014 through 2021. The differential is the most significant in administration services, professional & technical services, and other services. The adjusted 2024 total employment base for the City of Forest Grove is 8,449 jobs.

FIGURE 6.02: UPDATE TO 2022 BASELINE AND CONVERSION OF COVERED TO TOTAL EMPLOYMENT, CITY OF FOREST GROVE (2022 – 2024)

Major Industry Sector	QCEW Employment			Total Emp. Conversion ²	2024 Estimate
	2022 Employment	'22-'24 County Δ ¹	2024 Estimate		
Agriculture	81	0.0%	81	38.5%	210
Construction	431	1.7%	438	77%	569
Manufacturing	1,637	-0.8%	1,624	98%	1,659
Wholesale Trade	110	3.8%	114	98%	116
Retail Trade	539	-1.7%	530	95%	558
T.W.U.	110	0.8%	111	91%	121
Information	36	-2.2%	35	95%	37
Finance & Insurance	114	-3.1%	110	91%	121
Real Estate	65	3.4%	67	91%	74
Professional & Technical Services	147	-2.1%	144	90%	161
Administration Services	245	1.9%	250	90%	279
Education	1,668	-1.1%	1,649	95%	1,735
Health Care & Social Assistance	1,119	11.2%	1,244	95%	1,309
Leisure & Hospitality	1,014	5.8%	1,073	95%	1,132
Other Services	189	6.3%	201	83%	243
Government	118	5.4%	124	100%	124
TOTAL	7,623	2.3%	7,796	92%	8,449

1/Growth rate calculated using CES data for the Portland-Vancouver-Hillsboro, OR-WA MSA

2/ Bureau of Economic Analysis

SCENARIO 1: BASELINE “SAFE HARBOR” FORECAST

The Goal 9 statute does not have a required method for employment forecasting. However, OAR 660-024-0040(9)(a) outlines several safe harbor methods, which are intended to provide jurisdictions with a methodological approach that will not be challenged. The recommended approach for the City of Forest Grove is 660-024-0040(9)(a)(A), which allows reliance on the most recent regional forecast published by the Oregon Employment Department.⁵ This method applies industry specific growth rates for the Workforce Region (Clackamas, Multnomah, and Washington counties) to the City of Forest Grove’s 2024 base employment. This method results in an average annual growth rate of 1.3%, with a total growth of 2,427 jobs over the forecast period.

⁴ The Department of Labor’s Quarterly Census of Employment and Wages (QCEW) tracks employment data through state employment departments. Employment in the QCEW survey is limited to firms with employees that are “covered” by unemployment insurance.

⁵ The second safe harbor method described under OAR 660-024-0040(9)(B) allows using the most recently forecasted population growth rate for the City from the PSU Population Research Center. The employment growth rate may be assumed to match the population growth rate. This option was reviewed by the Technical Advisory Group but ultimately declined.

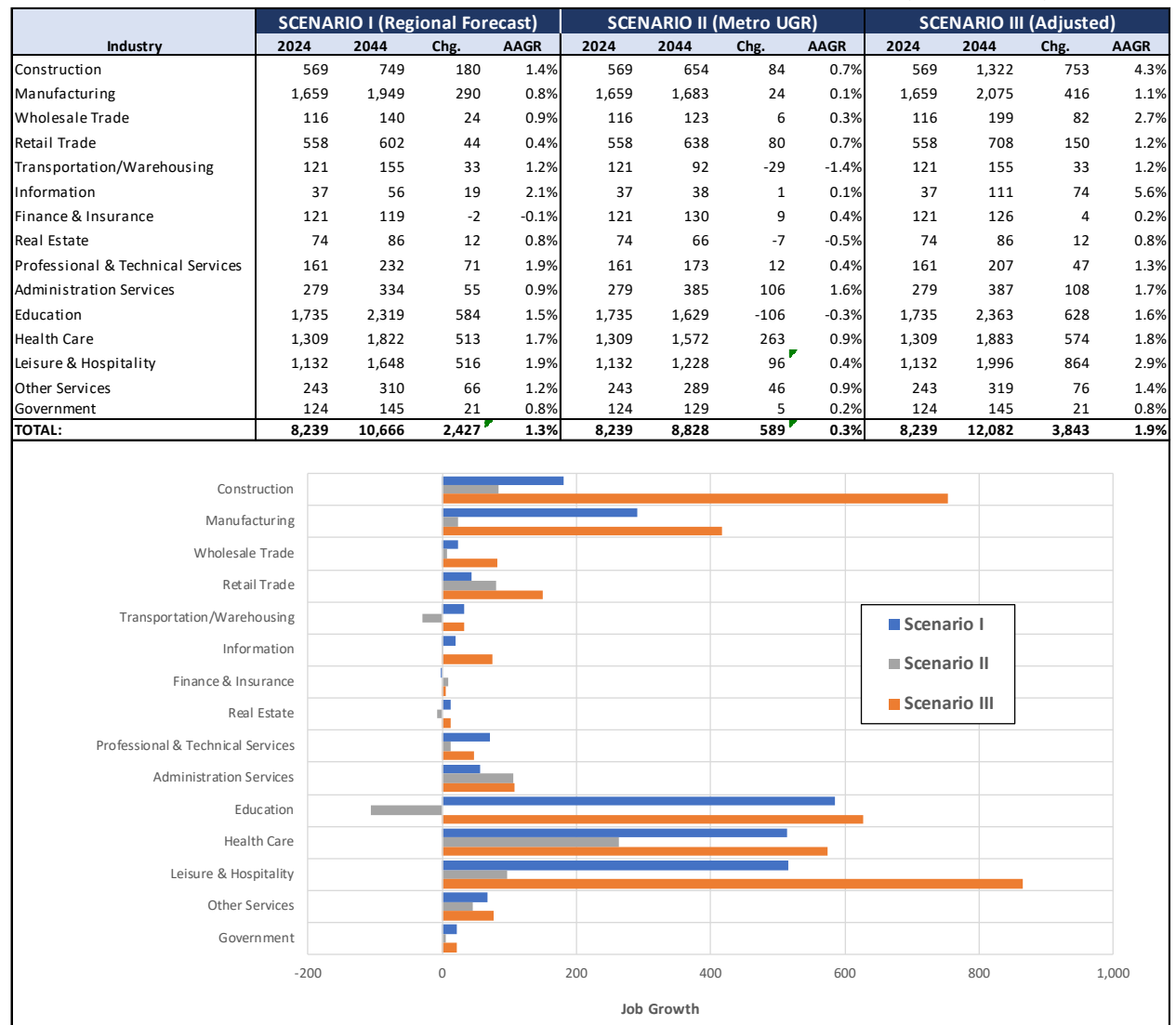
SCENARIO 2: METRO URBAN GROWTH REPORT

Metro's current draft Urban Growth Report (UGR) includes a regional forecast for the Portland metropolitan area. This forecast included projected growth by industrial sector for the region. This scenario applied the projected growth rates at the industry level to the City of Forest Grove's current employment base. The resulting average annual growth rate was a very modest 0.3%, reflecting a net gain of 589 jobs over the next twenty years.

SCENARIO 3: ADJUSTED EMPLOYMENT FORECAST

A third adjusted forecast scenario was informed by the research and analysis conducted in the EOA. This scenario formulates an employment growth trajectory based on identified trends, a more optimistic growth outlook for targeted industries, and input from the project technical advisory group. Further, the alternative scenario recognizes that economic development efforts and public policy can influence realized growth in targeted sectors. Under this scenario employment growth would be 3,843 over the period, reflecting a 1.9% average annual growth rate.

FIGURE 6.03: COMPARISON OF ALTERNATE FORECASTS, CITY OF FOREST GROVE (2024 - 2044)



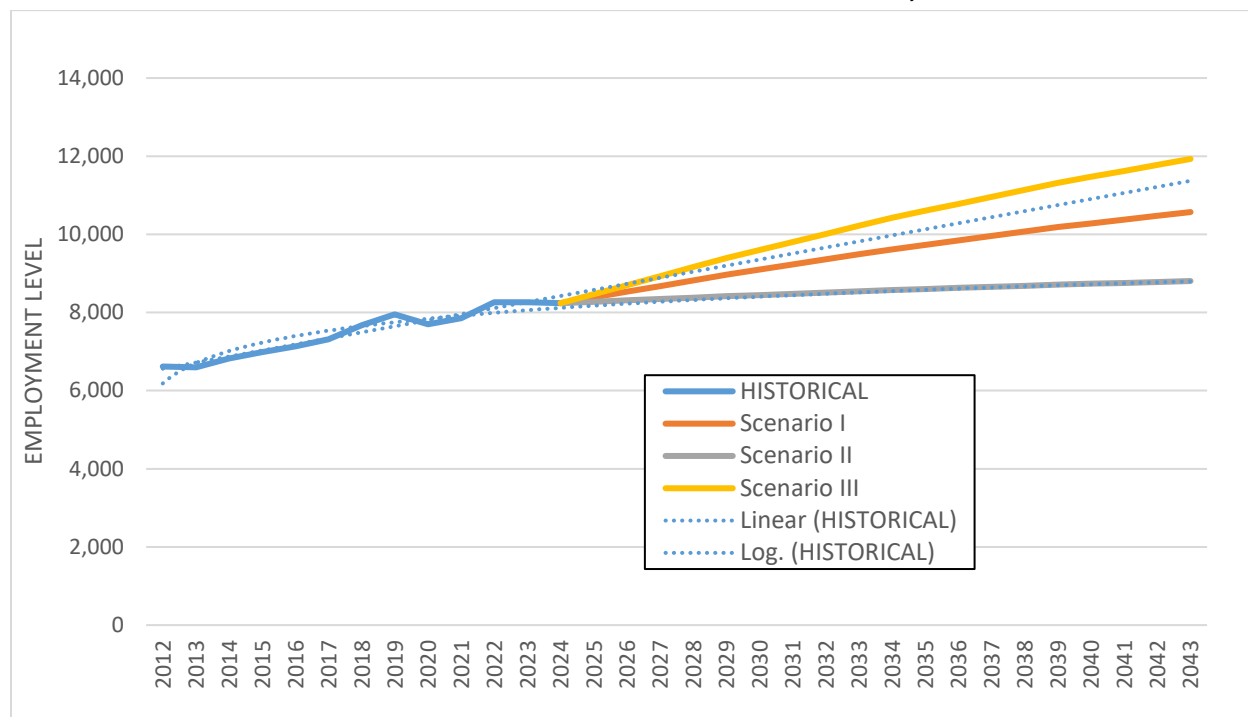
Source: Oregon Employment Department, Johnson Economics

The adjusted scenario considers the influence of known or anticipated development over the near- and medium-term horizon, and local economic development goals. The forecasted rate is consistent with the realized employment growth rate since 2010 of 1.9% per year, (source: Oregon Employment Department, QCEW data).

SUMMARY OF EMPLOYMENT FORECAST SCENARIOS

The three forecast scenarios in this analysis range from 0.3% to 1.9% average annual growth. Job growth estimates range from 589 to 3,786 jobs over the 20-year period. Forecasts grounded in broad based economic variables cannot account for all the realities of local businesses and trends among evolving industries. Any long-term forecast is inherently uncertain and should be updated on a regular basis to reflect more current information. This is particularly true in a smaller jurisdiction such as Forest Grove, in which a single large firm's location and/or operational decision may substantively impact on the rate of growth.

FIGURE 6.04: HISTORIC EMPLOYMENT GROWTH AND PROJECTION SCENARIOS, CITY OF FOREST GROVE



The forecasts were further broken into four five-year increments, assuming a declining rate of growth over the period. We would expect that a twenty-year forecast will include multiple business cycles, and that growth will be more variable than shown.

FIGURE 6.05: SUMMARY OF PROJECTION SCENARIOS, CITY OF FOREST GROVE

Industry	Overall Employment					Net Change by Period				Total 24-44
	2024	2029	2034	2039	2044	24-29	29-34	34-39	39-44	
SCENARIO I (Regional Forecast)	0									
Construction	569	623	672	714	749	54	48	42	36	180
Manufacturing	1,659	1,746	1,823	1,891	1,949	87	78	68	58	290
Wholesale Trade	116	124	130	136	140	7	6	6	5	24
Retail Trade	558	571	583	594	602	13	12	10	9	44
Transportation/Warehousing	121	131	140	148	155	10	9	8	7	33
Real Estate	74	77	81	83	86	4	3	3	2	12
Professional & Technical Services	161	182	201	218	232	21	19	17	14	71
Administration Services	279	295	310	323	334	17	15	13	11	55
Health Care	1,309	1,463	1,601	1,720	1,822	154	138	120	102	513
Leisure & Hospitality	1,132	1,287	1,425	1,545	1,648	155	138	120	102	516
Other Services	243	263	281	296	310	20	18	15	13	66
Government	124	131	136	141	145	6	6	5	4	21
TOTAL:	8,239	8,967	9,619	10,184	10,666	728	651	566	482	2,427
SCENARIO II (Metro UGR)	0									
Construction	569	595	617	637	654	25	23	20	17	84
Manufacturing	1,659	1,666	1,672	1,678	1,683	7	6	6	5	24
Wholesale Trade	116	118	120	122	123	2	2	2	1	6
Retail Trade	558	582	603	622	638	24	21	19	16	80
Transportation/Warehousing	121	113	105	98	92	-9	-8	-7	-6	-29
Real Estate	74	71	70	68	66	-2	-2	-2	-1	-7
Professional & Technical Services	161	164	168	171	173	4	3	3	2	12
Administration Services	279	311	339	364	385	32	29	25	21	106
Health Care	1,309	1,388	1,459	1,520	1,572	79	71	61	52	263
Leisure & Hospitality	1,132	1,161	1,187	1,209	1,228	29	26	22	19	96
Other Services	243	257	269	280	289	14	12	11	9	46
Government	124	126	127	128	129	1	1	1	1	5
TOTAL:	8,239	8,416	8,574	8,711	8,828	177	158	137	117	589
SCENARIO III (Adjusted)	0									
Construction	569	795	997	1,173	1,322	226	202	176	150	753
Manufacturing	1,659	1,784	1,895	1,992	2,075	125	112	97	83	416
Wholesale Trade	116	141	163	182	199	25	22	19	16	82
Retail Trade	558	603	643	678	708	45	40	35	30	150
Transportation/Warehousing	121	131	140	148	155	10	9	8	7	33
Real Estate	74	77	81	84	86	4	3	3	2	12
Professional & Technical Services	161	175	187	198	207	14	13	11	9	47
Administration Services	279	311	340	365	387	32	29	25	21	108
Health Care	1,309	1,481	1,635	1,769	1,883	172	154	134	114	574
Leisure & Hospitality	1,132	1,391	1,623	1,825	1,996	259	232	201	172	864
Other Services	243	266	286	304	319	23	20	18	15	76
Government	124	131	136	141	145	6	6	5	4	21
TOTAL:	8,239	9,392	10,423	11,319	12,082	1,153	1,031	896	763	3,843

Source: Johnson Economics

EMPLOYMENT LAND FORECAST

The next analytical step in our analysis is to convert projections of employment into forecasts of land demand over the planning period. The generally accepted methodology for this conversion begins by allocating employment by sector into a distribution of building typologies those economic activities typically use. As an example, insurance agents typically locate in traditional office space, often along commercial corridors. However, a percentage of these firms are also located in commercial retail space adjacent to retail anchors. Cross tabulating this distribution provides an estimate of employment in each typology.

The next step converts employment into space using estimates of the typical square footage exhibited within each typology. Adjusting for typical stabilized market vacancy we arrive at an estimate of total space demand for each building type. Finally, we can consider the physical characteristics of individual building types and the amount of land they typically require for development. The site utilization metric commonly used is referred to as a “floor area ratio” or FAR. For example, assume a 25,000-square foot general industrial building requires roughly a site of roughly 100k

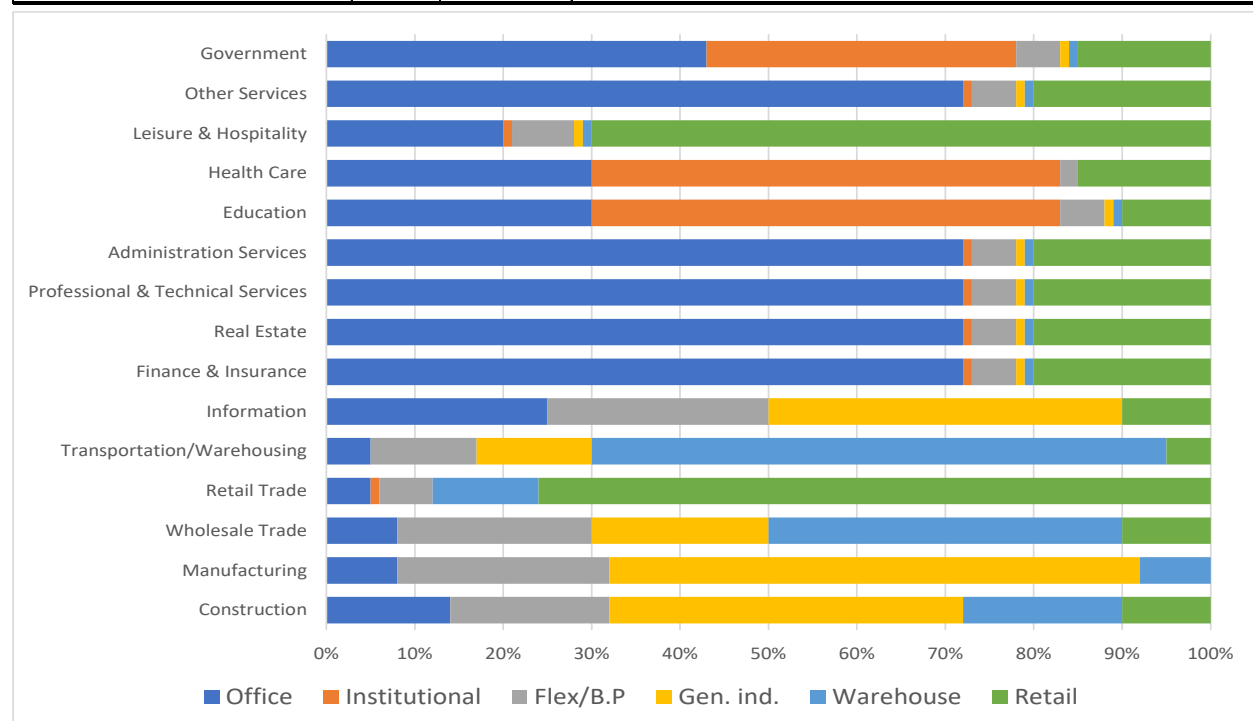
square feet to accommodate its structure, setbacks, parking, and necessary yard/storage space. This building would have a FAR of roughly 0.25. Demand for space is then converted to net acres using a standard floor area ratio FAR for each development form.

LAND DEMAND ANALYSIS – ADJUSTED FORECAST

In this analytical step we allocate employment growth to the standard building typologies. The building typology matrix represents the share of sectoral employment that is located across various building types.

FIGURE 6.05: DISTRIBUTION OF EMPLOYMENT BY SPACE TYPE, CITY OF FOREST GROVE (ADJUSTED FORECAST)

Industry Sector	20-year Job Forecast		BUILDING TYPE MATRIX					
	Number	AAGR	Office	Institutional	Flex/B.P	Gen. ind.	Warehouse	Retail
Construction	753	4.3%	14%	0%	18%	40%	18%	10%
Manufacturing	416	1.1%	8%	0%	24%	60%	8%	0%
Wholesale Trade	82	2.7%	8%	0%	22%	20%	40%	10%
Retail Trade	150	1.2%	5%	1%	6%	0%	12%	76%
Transportation/Warehousing	33	1.2%	5%	0%	12%	13%	65%	5%
Information	74	5.6%	25%	0%	25%	40%	0%	10%
Finance & Insurance	4	0.2%	72%	1%	5%	1%	1%	20%
Real Estate	12	0.8%	72%	1%	5%	1%	1%	20%
Professional & Technical Services	47	1.3%	72%	1%	5%	1%	1%	20%
Administration Services	108	1.7%	72%	1%	5%	1%	1%	20%
Education	628	1.6%	30%	53%	5%	1%	1%	10%
Health Care	574	1.8%	30%	53%	2%	0%	0%	15%
Leisure & Hospitality	864	2.9%	20%	1%	7%	1%	1%	70%
Other Services	76	1.4%	72%	1%	5%	1%	1%	20%
Government	21	0.8%	43%	35%	5%	1%	1%	15%
TOTAL	3,843	1.9%	23%	17%	10%	16%	7%	26%



Source: Johnson Economics

Under the employment forecast scenario, employment housed in retail space accounts for the greatest share of growth, followed by employment housed in office and institutional space. The combined employment forecast for commercially zoned space (~2,500 jobs) is greater than that forecast for industrially zoned space (~1,280 jobs).

FIGURE 6.06: NET GROWTH IN EMPLOYMENT BY BUILDING TYPE, CITY OF FOREST GROVE (ADJUSTED FORECAST)

Industry Sector	NET CHANGE IN EMPLOYMENT BY BUILDING TYPE - 2023-2043						Total
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	
Construction	105	0	136	301	136	75	753
Manufacturing	33	0	100	250	33	0	416
Wholesale Trade	7	0	18	16	33	8	82
Retail Trade	7	1	9	0	18	114	150
Transportation/Warehousing	2	0	4	4	22	2	33
Information	19	0	19	30	0	7	74
Finance & Insurance	3	0	0	0	0	1	4
Real Estate	9	0	1	0	0	2	12
Professional & Technical Services	34	0	2	0	0	9	47
Administration Services	78	1	5	1	1	22	108
Education	188	333	31	6	6	63	628
Health Care	172	304	11	0	0	86	574
Leisure & Hospitality	173	9	60	9	9	605	864
Other Services	55	1	4	1	1	15	76
Government	9	7	1	0	0	3	21
TOTAL	894	657	402	619	259	1,013	3,843

Source: Johnson Economics

Employment growth estimates by building type are then converted to demand for physical space. This conversion assumes the typical space needed per employee on average. This step also assumes a market average vacancy rate, acknowledging that equilibrium in real estate markets is not 0% vacancy. We assume a 10% vacancy rate for office, retail, and flex uses, as these forms have high rates of speculative multi-tenant usage. A 5% rate is used for general industrial and warehouses. These uses have higher rates of owner occupancy that lead to lower overall vacancy. Institutional uses are assumed to have no vacancy, as they are typically purpose-built for healthcare, nonprofit, government, or related users.

The demand for space is converted into an associated demand for acreage using an assumed Floor Area Ratio (FAR), based upon the observed FAR in existing commercial and industrial properties. The combined space and FAR assumptions further provide estimates indicated of job densities, determined on a net-developable acre basis.

FIGURE 6.08: NET ACRES REQUIRED BY BUILDING TYPOLOGY, CITY OF FOREST GROVE (ADJUSTED FORECAST) – 20-YEAR

	DEMAND BY GENERAL USE TYPOLOGY, 2023-2043						Total
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	
Employment Growth	894	657	402	619	259	1,013	3,843
Avg. SF Per Employee	350	600	990	600	1,850	500	640
Demand for Space (SF)	313,000	394,000	398,000	371,000	479,000	506,000	2,461,000
Floor Area Ratio (FAR)	0.35	0.35	0.30	0.30	0.30	0.25	
Market Vacancy	10.0%	0.0%	10.0%	5.0%	5.0%	10.0%	
Implied Density (Jobs/Acre)	28.0	18.2	11.9	20.7	6.7	15.7	16.4
Net Acres Required	31.9	36.2	33.8	29.9	38.6	64.5	235.0
Industrial Acreage	0.0	0.0	33.8	29.9	38.6	0.0	102.3
Commercial Acreage	31.9	36.2	0.0	0.0	0.0	64.5	132.6

Source: Johnson Economics

Commercial office and retail densities are 28 and 16 jobs per acre, respectively. Industrial uses range from 21 for general industrial to less than 7 jobs per acre for warehouse/distribution. The overall weighted employment density is 16.4 jobs per acre, with the projected 3,843-job expansion in the local employment base through 2044 requiring an estimated 235 net acres of employment land. An estimated 56% of this forecasted need is commercial land, and 44% industrial land.

VIII. RECONCILIATION OF EMPLOYMENT NEED AND INVENTORY

This section summarizes the demand for employment land as well as the current inventory of land zoned for employment uses.

SUMMARY OF LAND DEMAND (ACRES)

The estimate of future land need is represented below. A total need for 235 net acres was identified across a range of land use and building types under Scenario III, based on the adjusted growth forecast. The need under Scenario I was 140.4 acres, and only 32.3 under Scenario II.

FIGURE 7.1: SUMMARY OF FORECASTED 20-YEAR LAND NEED BY BUILDING TYPOLOGY

	DEMAND BY GENERAL USE TYPOLOGY, 2023-2043						Total
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	
SCENARIO I							
Net Acres Required	23.1	32.9	17.3	13.4	15.7	38.1	140.4
Industrial Acreage	0.0	0.0	17.3	13.4	15.7	0.0	46.3
Commercial Acreage	23.1	32.9	0.0	0.0	0.0	38.1	94.1
SCENARIO II							
Net Acres Required	7.3	4.9	3.3	2.3	1.8	12.6	32.3
Industrial Acreage	0.0	0.0	3.3	2.3	1.8	0.0	7.4
Commercial Acreage	7.3	4.9	0.0	0.0	0.0	12.6	24.8
SCENARIO III							
Net Acres Required	31.9	36.2	33.8	29.9	38.6	64.5	235.0
Industrial Acreage	0.0	0.0	33.8	29.9	38.6	0.0	102.3
Commercial Acreage	31.9	36.2	0.0	0.0	0.0	64.5	132.6

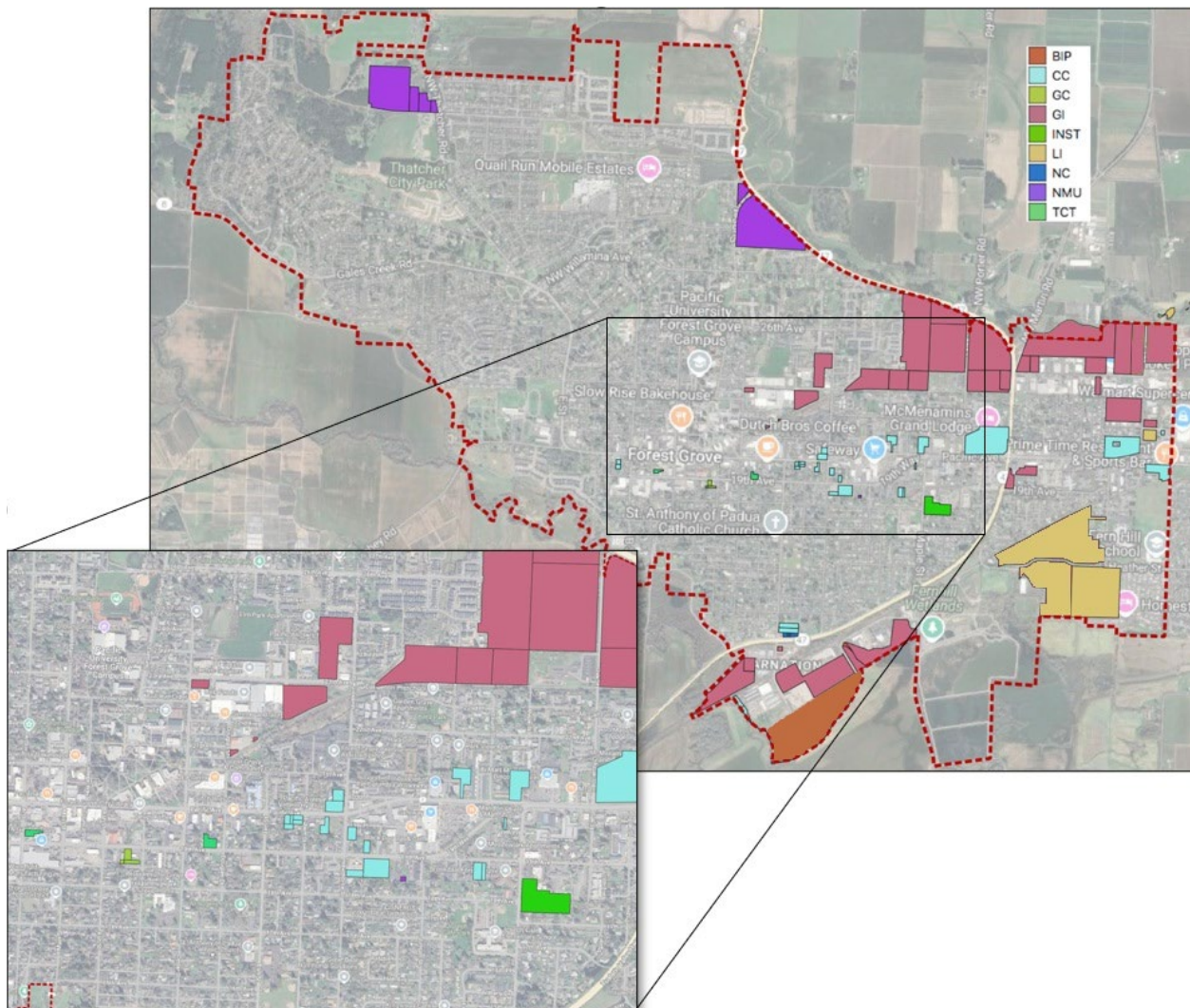
Source: Johnson Economics LLC

An estimated 35% of this forecasted need is industrial land (business park, general industrial, warehouse), and 65% commercial land (office, retail, institutional). There is a forecasted need for a total of 102 net acres of industrial land, and 133 net acres of commercial land.

SUMMARY OF LAND SUPPLY (ACRES)

To assess the remaining supply of buildable employment land suitable to accommodate the 20-year land need, an inventory of land with the proper zoning is required. For this analysis we rely upon the Buildable Lands Inventory maintained by Metro, which was adjusted to reflect local knowledge. The following map depicts Forest Grove’s fully and partially vacant employment land.

FIGURE 7.2: REDEVELOPABLE EMPLOYMENT LANDS BY ZONE, FOREST GROVE (2024)



Source: City of Forest Grove, Metro, JOHNSON ECONOMICS

Most of the city’s vacant employment parcels are made up of industrial-zoned parcels, specifically designated as “General Industrial” (GI). These zones are found along the peripheries to the northeast and southeast of the city’s boundaries. There is also a group of “Light Industrial” (LI) land to the very east of the city. There are also two sizable groups of “Neighborhood Mixed Use” (NMU) parcels in the north and northwest of the city. There are a few

“Community Commercial” (CC), “Institutional” (INT), and “General Commercial” (GC) parcels that are potentially redevelopable along 19th Ave and Pacific Way which are commercial hubs in the city. Overall, the most of the redevelopable employment lands are found towards the east of the city as the west side is made up of mostly residential land.

The following table details the number of parcels and total acreages based on zoning code in the City of Forest Grove. The following is a summary of the results on that inventory.

FIGURE 7.3: LAND INVENTORY BY ZONE, FOREST GROVE (2024)

		Vacant		Partially Vacant		Total	
		Sites	Acres	Sites	Acres	Sites	Acres
COMMERCIAL							
TCT	Town Center Transition	2	0.7	0	0.0	2	0.7
CC	Community Commercial	17	4.6	11	23.0	28	27.5
NC	Neighborhood Commercial	3	0.6	0	0.0	3	0.6
INST	Institutional	0	0.0	1	0.0	1	0.0
NMU	Neighborhood Mixed Use	4	29.6	3	3.3	7	32.9
Total Commercial		26	35.4	15	26.3	41	61.7
INDUSTRIAL							
BIP	Business Industrial Park	1	39.0	0	0.0	1	39.0
LI	Light Industrial	3	12.7	3	30.1	6	42.8
GI	General Industrial	14	68.6	18	139.1	32	207.8
Total Industrial		18	120.3	21	169.2	39	289.6
TOTAL		44	155.7	36	195.6	80	351.3

SOURCE: Metro BLI and Johnson Economics

As shown, there are an estimated 61.7 acres of buildable Commercial land and an estimated 351.3 acres of buildable Industrial land. The BLI filtered all zoned employment land in Forest Grove by Commercial or Industrial zoning category, environmental constraints that will limit development, and whether the parcel is already developed, vacant, or partially vacant. The inventory was vetted to address development projects in the pipeline and known limitations on specific sites that will prevent development on all or a portion of the site.

The BLI was also broken down by site size, which is summarized in the following table.

FIGURE 7.4: VACANCY AND PARTIALLY DEVELOPED PROPERTY, FOREST GROVE (2024)

	< 5		5-10		10-20		20-50		50+	
	Sites	Acres	Sites	Acres	Sites	Acres	Sites	Acres	Sites	Acres
COMMERCIAL										
Town Center Transition	2	0.7	0	0.0	0	0.0	0	0.0	0	0.0
Community Commercial	26	12.5	2	15.1	0	0.0	0	0.0	0	0.0
Neighborhood Commercial	3	0.6	0	0.0	0	0.0	0	0.0	0	0.0
Institutional	1	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Neighborhood Mixed Use	5	4.7	0	0.0	2	28.2	0	0.0	0	0.0
Total Commercial	37	18.4	2	15.1	2	28.2	0	0.0	0	0.0
INDUSTRIAL										
Business Industrial Park	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Light Industrial	3	3.7	1	5.9	1	10.2	1	23.0	0	0.0
General Industrial	19	35.4	6	44.3	6	97.7	1	30.4	0	0.0
Total Industrial	22	39.1	7	50.2	7	107.9	3	92.4	0	0.0
TOTAL	59	57.5	9	65.3	9	136.1	3	92.4	0	0.0

SOURCE: Metro BLI and Johnson Economics

COMPARING RECONCILIATION OF 20-YEAR LAND SUPPLY AND DEMAND

Comparing the Buildable Land Inventory (including known sites under development) to the 20-year forecast of employment land need indicates that the City of Forest Grove has adequate industrial land capacity but may face a shortage of commercial land. A summary of the comparison of land supply and demand is presented below.

FIGURE 7.5: RECONCILIATION OF NEED AND CAPACITY BY SCENARIO

	BLI ACRES	DEMAND BY SCENARIO			NEED BY SCENARIO		
		I	II	III	I	II	III
COMMERCIAL	61.7	94.1	24.8	132.6	32.4	(36.9)	70.9
INDUSTRIAL	289.6	46.3	7.4	102.3	(243.2)	(282.1)	(187.3)
TOTAL	351.3	140.4	32.3	235.0	(210.9)	(319.0)	(116.3)

Source: Johnson Economics LLC

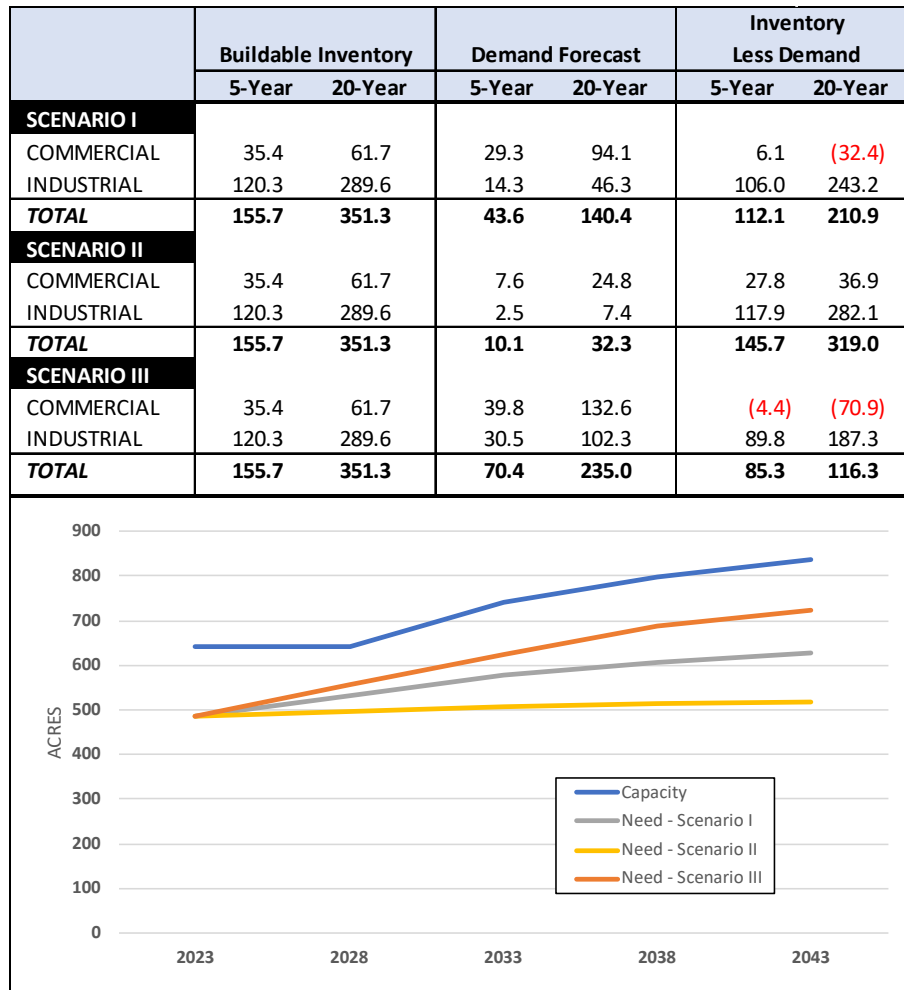
This analysis indicates that the City of Forest Grove faces a deficit of commercial capacity under Scenarios I & II over a twenty-year horizon. This is consistent with the rapidly expanding household base in the city and limited supply of land. The commercial capacity within the UGB is adequate to meet twenty-year needs under the slower growth Scenario II.

The industrial land supply in aggregate appears to be adequate to accommodate anticipated industrial land demand over the next twenty years under all three scenarios. The city has a limited inventory of larger sites, and this could limit the potential to attract and/or retain companies that will require these types of sites. Forest Grove's industrial inventory is highly reliant upon partially developed properties, which account for over 58% of industrial capacity.

It is important to note that some of the forecasted growth will include employers who may have specific site needs and preferences that are not reflected in the available buildable inventory. (See Appendix A for more details on site preferences for certain key industries.)

Some commercial demand is likely to be met on properties zoned for industrial uses, as many industrial developments include an office component. These sites tend to be poorly located for retail commercial uses, and as such are poor candidates to be rezoned to meet commercial needs.

FIGURE 7.6: RECONCILIATION OF LAND SUPPLY AND 20-YEAR DEMAND



Source: Johnson Economics LLC

The five-year buildable lands inventory in the preceding table reflects only vacant sites. It is assumed that partially vacant sites will be available to meet employment needs over a twenty-year period but may not be available to meet short-term needs.

IX. FINDINGS AND RECOMMENDATIONS

SUMMARY OF FINDINGS

The EOA report points to several key conclusions regarding economic development goals and target industries in Forest Grove over the next 20 years. It also quantifies projected employment growth and land need within the UGB, and the adequacy of the current supply of employment land to meet that need.

Employment Growth

Forest Grove is home to an estimated 8,449 jobs as of 2024. Based on a forecasted annual growth rate of 1.9%, the city is expected to add roughly 3,800 jobs by 2044. Employment growth over the next two decades is expected to include substantive growth in leisure and hospitality, construction, education, health care, manufacturing, and retail trade. The city's proximity and access to the broader Silicon Forest technology concentration is expected to drive future growth, while robust demographic growth is expected to drive future need for retail and other services. The education sector is expected to continue to represent a major component of the city's employment profile.

Expanding & Target Industries

The city has current advantages in several key industries including manufacturing, education, and a range of services. The following is a list of priority sectors to help meet the community's economic development goals. The selected industries reflect the community's historical strengths and advantages, regional trends, and local goals and objectives.

- | | |
|--|-----------------------|
| ▪ Professional, Scientific, and Technical Services | ▪ Education |
| ▪ Information | ▪ Food Manufacturing |
| ▪ Health Care and Social Services | ▪ Wood Manufacturing |
| | ▪ Metal Manufacturing |

Supporting growth in a range of industries will help the community build a more diverse and sustainable employment and tax base for the future and be more resilient to economic impacts on the traditional local industries.

Employment Land Need

The EOA analysis finds that the forecasted 20-year job growth by industry will translate to a need for 235 total net acres of land zoned for employment uses. The distribution of land demand between commercial uses (Office, Institutional, Retail) and industrial uses (Industrial, Warehouse, Business Park) leans towards commercial (57% vs. 43%).

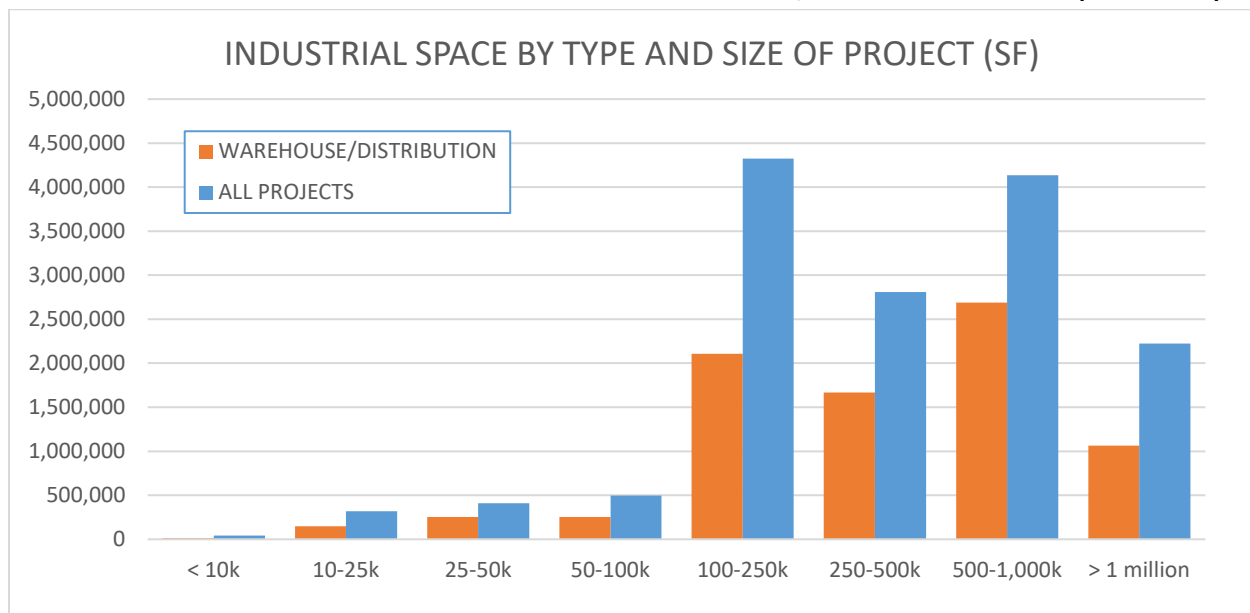
A range of site sizes will be needed, ranging from small to large to accommodate the projected business expansion. Different commercial and industrial users have different site requirements driven by the specific nature of their business operations, firm size, location and infrastructure requirements, and other factors. While the city appears to have an adequate developable inventory to meet its employment needs over the next twenty years in aggregate, it may lack sites meeting the requirements of specific employers.

Adequacy of Employment Land Supply

The Buildable Land Inventory (BLI) of employment lands completed in conjunction with the EOA found a total of 312.3 net buildable acres in Commercial and Industrial zones. This includes both vacant as well as partially vacant sites and was based on Metro's most current regional BLI reviewed and adjusted by city staff.

- The projected 20-year need for commercial land exceeds the available supply under Scenarios I and III, with an estimated 62 acres of commercial land remaining to meet a projected need for 133 acres under Scenario III. This indicates a deficit of 71 acres of commercial land.
- There is a projected supply of 289.6 acres of Industrial land to meet a projected need of 102 acres under Scenario III. This indicates an aggregate surplus of 148 acres of industrial land under the most aggressive of the forecast scenarios.
- The total estimated surplus of employment land ranges from 116 to 319 net acres, depending upon the scenario.
- It is important to recognize that aggregate site balance inherently understates needs, as the character of demand is not identical to supply.
- While the City of Forest Grove has adequate land capacity in aggregate, it currently has only two sites over 20-acres in size, and no sites over 50 acres. This could limit the city’s ability to attract and/or retain businesses that may require larger sites.
 - Over the last decade, demand for industrial space has been dominated by projects over 100,000 SF in size.
 - 62% of space demand in projects over 250,000 SF in size, reflects an approximately 35-acre site.
 - 28% of demand for sites 35-70 acres in size
 - 15% of demand for sites over 70 acres

FIGURE 8.01: INDUSTRIAL SPACE DEVELOPMENT PROFILE BY SIZE OF SITE, PORTLAND METRO AREA (2018-2024)



- It is important to note that some prospective employers may have specific site needs and preferences that are not reflected in the available buildable inventory. (See Appendix A for more details on site preferences for certain key industries.)

EOA IMPLEMENTATION RECOMMENDATIONS

This section discusses a range of strategies and/or action items that the city may consider that are consistent with the findings of this report. (Adoption of this report does not imply official commitment to any of these steps although some of these strategies may be incorporated in Comprehensive Plan policies in some form.)

PROVIDE AN ADEQUATE SUPPLY OF EMPLOYMENT LAND & SITES		
CORE INITIATIVE		
Actions		Notes
MEETING INDUSTRIAL AND COMMERCIAL LAND NEEDS		
1	Establish and maintain a competitive short-term and long-term supply of employment land, in readily developable sites.	The city should maintain an inventory of available employment land to meet the 20-year economic development needs of the community, including identifying sites of varying sizes that can be readily served with new infrastructure in the short-term. The City currently has an adequate capacity to meet employment needs, but it should evaluate options to increase commercial capacity.
2	Prioritize serving key industrial subareas and sites in the TSP and Capital Improvement Plan	Given limited public resources, ensure that all planning efforts reflect the prioritization and sequencing of infrastructure projects to serve key sites identified as providing capacity in the BLI.
3	Encourage infill, redevelopment, and/or adaptive reuse of obsolete or underused properties in current employment zones.	Some existing commercial and retail space in the Downtown area and along commercial corridors might be more intensively used, accommodating more job growth in existing employment areas. More intensive development and mixed-use construction often encounter a feasibility gap between costs and end value. Common approaches to bridging this gap include TIF funding, tax credit programs, tax incentives, and public/private partnerships.
4	Inventory properties that might be good opportunity sites for potential public/private catalyst projects.	Public control of a property by the City, TIF agency, or other public agency provides the public with a valuable incentive with which to forge a public/private deal that provides public benefits that a private development might not. Examples include incentivizing the developer to build at greater density, mixed uses, design elements, transit-oriented or other design elements, and other public goods.
5	Confirm the capacity in the BLI	Evaluate in greater detail the development readiness of the current site inventory in the BLI, including issues such as infrastructure availability, wetland and/or environmental restrictions, or brownfields.

POLICY AND CODE STRATEGIES		
6	Continuing to improve and streamline development regulations and review processes where possible, to reduce cost and time, and provide predictability.	The community and city work to be development and employer friendly.
7	Ensure that applicable Comp Plan designations and zoning allow the mix of uses sought in employment areas, and if necessary, limit those uses that do not contribute to goals.	Ensure that the desired zones are in place and permit the uses that are foreseen in the City's existing and future employment areas. Where current zoning does not match the vision, consider rezoning, or amending zone standards.
8	Review and update Development Code language to support the desired development types and patterns.	A review of code standards can reveal where the adopted standards for elements like building height, setbacks, floor-area-ratio, parking, etc. may be posing difficulties in achieving feasible development in the target industries. Some large commercial businesses and industrial users may benefit from more flexibility in site and building design to allow for creative design solutions and make projects more feasible.

TARGET INDUSTRIES AND BUSINESS DEVELOPMENT		
CORE INITIATIVE		
	Actions	Notes
SUPPORT AND EXPAND EMPLOYMENT IN TARGETED INDUSTRIES		
9	Adopt and regularly update target industry profiles.	Industry patterns can change significantly over time, and target industries should be assessed regularly. This may include shifts in the targeted industries and changes in site requirements for targeted industries.
10	Maintain and enhance business outreach and communication.	Coordinate business cluster and employment district networking opportunities. Participate in efforts of major regional economic development partners. Potential actions in support of this strategy include developing and updating marketing materials, attending industry trade shows, following up on referrals by partner organizations, publicizing the success of local businesses, and highlighting competitive advantages of the area for proposals.
11	Develop a marketing plan to attract businesses within the identified target industry business sectors.	Assemble and distribute materials of specific interest to targeted industries and identify key industry groups.
12	Support and engage regional and statewide partners.	Regularly meet and coordinate with groups such as the Westside Economic Alliance, Greater Portland Inc. (GPI), and Business Oregon. Promote available employment space and land.

13	Regularly update Oregon Prospector to promote available employment space and land to site selectors.	Business Oregon provides the Oregon Prospector tool which provides open, free data on available employment lands across the state, including both industrial and commercial properties. Ensure that all key sites are listed, and information is accurate and up to date.
14	Promote locally available tools: Enterprise Zone and Urban Renewal Grant Programs.	In all site listings and marketing materials, ensure that the benefits of the existing zones are mentioned where applicable.
SUPPORT SMALL BUSINESS DEVELOPMENT		
15	Develop and/or market programs to assist emerging and under-capitalized firms	Technical assistance, micro loans, storefront improvement programs, master leases, and credit enhancement. Refer businesses to partner agencies providing grants, training, and other programs.
16	Evaluate the development of incubator space or shared or collective space.	A shared work or incubator space, often affiliated with a college, economic development agency, or other agency, to provide space for small but promising companies to work and collaborate in a subsidized environment while they grow. These provide small spaces for professionals or craftsmen to work and share tools and knowledge, to incubate new businesses. This can also provide options for remote workers.
17	Connect small business opportunities with property owners.	The City can serve as a clearinghouse or matchmaker, matching business needs with local property owners. This could include food carts, which can serve as an incubator for future food service tenants. Consider using public land for food carts, artisan/craft fairs, or similar options that can support emerging businesses.
WORKFORCE INITIATIVES		
18	Support connections between local industry, K-12, PCC, and state education and training courses.	Help match training programs to employers, potentially coordinating internships, or regular interaction with local businesses. Ensure that these programs address target industries and stay up to speed on rapidly evolving industry norms and technology. Employers often report finding qualified workers to be a key challenge.
19	Promote workforce training resources.	Increase knowledge of existing resources for job seekers.
20	Ensure the housing policies allow for an appropriate mix of housing for the local workforce.	The community should strive to provide the full range of housing types and price points to meet the needs of the full workforce and encourage residents to both live and work in Forest Grove. This can include support for local affordable housing developers.
21	Prioritize childcare as a workforce readiness issue.	Childcare is a commonly identified need for working households. This topic is increasingly raised as an important part of attracting and maintaining an available workforce. Home-based childcare businesses are also usually a category of self-employment.

APPENDIX A: INDUSTRY SITE REQUIREMENTS

This section presents a series of tables that summarize key site requirements for a range of prospective tenant types.⁶ This is followed by further discussion of needs for some industry sectors relevant to the local market.

The 14 site requirements listed on the matrix provide a basis for establishing a profile of the physical and other site needs of the identified industry. The site requirements are intended to address the typical needs of each of the industry categories, and it is recognized that there will likely be unique or non-typical needs of a specific user that will need to be evaluated on a case-by-case basis.

The following describes a few general requirements that apply to *all* industry type categories under consideration and then an overview of the 14 site requirements listed on the matrix.

GENERAL REQUIREMENTS:

- The underlying zoning on the site must allow the use outright within the identified category. For example, no zone change, conditional use, and/or similar land use review is necessary. Many jurisdictions typically require a design or development review which is acceptable, since the timeframe for obtaining such design-related approvals will be addressed in the State's rating system.
- The site under consideration must be located geographically within a UGB.
- The site is not located within a 100-year floodplain as mapped by FEMA, although sites with approved FEMA map amendments (e.g., LOMA & LOMR) are acceptable.
- The net contiguous developable area (NCDA) of the site does not include hazardous contaminants as verified by a Level 1 Environmental Report, or a Level 2 Report that has received a No Further Action approval from DEQ; or existing wetlands or other natural features which are regulated at the State, Federal or local level; or federally endangered species.
- The NCDA does not contain any cultural or historical resources that have been identified for protection at the State, Federal or local level.
- The NCDA does not have mitigation plans that can be implemented in 180 days or less.

SITE REQUIREMENTS:

1. **Total Site Size:** The site size is taken to mean the size of the building footprint and includes buffers, setbacks, parking, mitigation, and expansion space.
2. **Competitive Slope:** Most industrial uses require relatively large building footprints that do not accommodate steps in floor slabs, and sloping topography will require extensive excavation and retaining systems that increase development cost over flat sites. The figures given are the preferred maximum average slope across the developable portion of the site, recognizing that sites with additional area outside the building, or developments with multiple building pads, generally will have lower slope earthwork costs than sites with limited space outside the building footprint.
3. **Trip Generation:** Sites are frequently limited by a jurisdiction to a specified total number of vehicle trips entering and exiting the site. This site requirement is an estimate of the minimum number of average daily trips per acre (based on the range of building coverage) that should be available for each of the industrial categories based on the Institute of Traffic Engineers (ITE) Manual-Ninth Edition. The following table lists

⁶ Business Oregon, Mackenzie.

the ITE codes used to estimate average trips for the industry profiles represented in the matrix.

4. **Miles to Interstate or Freight Route:** With few exceptions, access to major freeways or freight routes is critical for the movement of goods. This site requirement indicates the typical maximum distance, in miles, from the site to the freeway or highway access. The roadways/intersections between the site and freeway/highway must generally operate at a level of service 'D' or better in accordance with the Highway Capacity Manual methodologies and general engineering standards.
5. **Miles to Frequent Transit Service:** **Businesses** located walking distance (within one-quarter of a mile) to a bus stop that is serviced by a frequent bus line enjoy a competitive advantage over others that are more limited in transportation access options.⁷
6. **Railroad Access:** The need for access to railroad for the movement of goods within each industrial category is dependent upon individual users, so the site requirements are identified as either "Preferred," "Not Required," or "Avoid" in some cases where the presence of rail may be considered a deterrent to business.
7. **Proximity to Marine Port:** The need for access to a marine port for the movement of goods within each industrial category is dependent upon individual users.
8. **Proximity to International/Regional Airport:** The need for access to a regional airport for the movement of goods or business travel within each industrial category is dependent upon individual users.
9. **Availability of Water:** This requirement indicates the minimum sizes of domestic water and fire lines immediately available to the site. In certain rural cases, a comparable supply from an on-site water system (i.e., well or reservoir with available water rights) may be acceptable. In addition to lines sizes, preference for high-pressure water capabilities and average flow demand in gallons per day is specified for each industry type.
10. **Availability of Sanitary Sewer:** This requirement indicates the minimum size of public sanitary sewer service line immediately available to the site. In certain rural cases, an on-site subsurface system providing a comparable level of service may be acceptable. Sewer flow requirements were determined by calculating a percentage of the water flow for each industry type.
11. **Natural Gas:** This requirement indicates the minimum size natural gas line that is immediately available to the site. It is assumed that the pressure demand for all industry categories is 40-60 psi.
12. **Electricity:** This requirement indicates the minimum electrical demand readily available to each industry and where proximity to a substation and redundancy dependency rank on the continuum of less critical to more critical. Estimated demand is based on review of existing usage from local utility providers, referencing industrial NAICS codes for the various profiles.
13. **Telecommunications:** This requirement indicates whether the availability of telecommunication systems is readily available, and where major commercial capacity, route diversity and fiber optic lines rank on the continuum of less critical to more critical. All sites are assumed to have a T-1 line readily available.
14. **Special Considerations:** Notes on industry-specific factors.

⁷ We have defined "frequent bus line" as one with service occurring in no longer than 15 minute intervals.

CRITERIA		PROFILE	A	B	C	D	E	F	G	H	I	J
			Computer & Electronic Manufacturing (High-Tech R&D)	Software & Media	Multi-Tenant Office	Food Processing	Other Manufacturing	Life/Bioscience R&D Campus	Wholesaling	Retail	Data Center	Incubator
GENERAL REQUIREMENTS		Use is permitted outright, located in UGB or equivalent and outside flood plain; and site (NCDA) does not contain contaminants, wetlands, protected species, or cultural resources or has mitigation plan(s) that can be implemented in 180 days or less.										
PHYSICAL SITE												
1	TOTAL SITE SIZE*	Competitive Acreage**	5 - 100+	5 - 15	5 - 20	5 - 25+	5 - 50+	20 - 100+	10 - 100+	5 - 20	10 - 100+	5 - 25+
2	COMPETITIVE SLOPE:	Maximum Slope	0 - 5%	0 - 7%	0 - 7%	0 - 5%	0 - 5%	0 - 7%	0 - 3%	0 - 7%	0 - 7%	0 - 5%
TRANSPORTATION												
3	TRIP GENERATION:	Average Daily Trips per Acre	40 - 60	80 - 200 ₁	120 - 240 ₂	50 - 60	40 - 50	60 - 150	50 - 60 ₃	400 - 500 ₄	20 - 30	40 - 50
4	MILES TO INTERSTATE OR FREIGHT ROUTE:	Miles	w/in 10	w/in 5	w/in 5	w/in 30	w/in 20	w/in 5	w/in 5	w/in 5	w/in 30	N/A
5	MILES TO FREQUENT TRANSIT SERVICE (15 MIN OR LESS)	Miles	0.6	0.5	0.8	< 0.1	0.2	0.1	0.3	< 0.1	0.1	< 0.1
6	RAILROAD ACCESS:	Dependency	Preferred	Not Required	Not Required	Preferred	Preferred	Preferred	Preferred	Avoid	Avoid	N/A
7	PROXIMITY TO MARINE PORT:	Dependency	Preferred	Not Required	Not Required	Preferred	Preferred	Preferred	Preferred	Not Required	Not Required	N/A
8	PROXIMITY TO INTERNATIONAL/ REGIONAL AIRPORT:	Dependency	Competitive	Required	Preferred	Preferred	Preferred	Required	Not Required	Not Required	Competitive	N/A
		Distance (Miles)	This criteria cannot be met in Eastern Oregon									

PROFILE			A	B	C	D	E	F	G	H	I	J
			Computer & Electronic Manufacturing (High-Tech R&D)	Software & Media	Multi-Tenant Office	Food Processing	Other Manufacturing	Life/Bioscience R&D Campus	Wholesaling	Retail	Data Center	Incubator
CRITERIA												
9	UTILITIES											
	WATER:	Min. Line Size (Inches/Dmtr)	12" - 16"	6" - 8"	8" - 10"	12" - 16"	6" - 10"	8" - 12"	6" - 10"	8" - 12"	16"	4" - 8"
		Min. Fire Line Size (Inches/Dmtr)	12" - 18"	8" - 10"	8" - 12"	10" - 12"	8" - 10"	8" - 12"	8" - 10"	8" - 12"	10"-12"	6" (or alternate source)
		High Pressure Water Dependency	Required	Not Required	Not Required	Required	Not Required	Preferred	Not Required	Not Required	Required	Not Required
		Flow (Gallons per Day per Acre)	5,200	1,200	1,500	3,150	1,850	2,450	1,200	1,800 _s	50 - 200†	1,200
10	SEWER:	Min. Service Line Size (Inches/Dmtr)	12" - 18"	6" - 8"	8" - 10"	10" - 12"	6" - 8"	10" - 12"	6" - 8"	6" - 10"	8" - 10"	4" - 6" (or on-site source)
		Flow (Gallons per Day per Acre)	4,700	1,000	2,000	2,600	1,700	2,000	1,000	1,500 _s	1,000‡	1,000
11	NATURAL GAS:	Preferred Min. Service Line Size (Inches/Dmtr)	6"	4"	4"	4"	4"	6"	4"	4" - 6"	4"	N/A
		On Site	Competitive	Preferred	Competitive	Preferred	Competitive	Competitive	Preferred	Competitive	Preferred	Preferred
12	ELECTRICITY:	Minimum Service Demand	4 - 6 MW	1 - 2 MW	0.5 - 1 MW	2 - 6 MW	0.5 MW	2 - 6 MW	0.5 MW	0.5 - 1 MW	5 - 25 MW	1 MW
		Close Proximity to Substation	Competitive	Competitive	Preferred	Not Required	Preferred	Competitive	Not Required	Preferred	Required, could be on site	Not Required
		Redundancy Dependency	Preferred	Preferred	Preferred	Not Required	Not Required	Competitive	Not Required	Preferred	Required	Not Required
13	TELECOMMUNICATIONS:	Major Communications Dependency	Required	Required	Required	Preferred	Required	Required	Preferred	Required	Required	Preferred
		Route Diversity Dependency	Required	Required	Required	Not Required	Not Required	Required	Preferred	Preferred	Required	Not Required
		Fiber Optic Dependency	Required	Required	Required	Preferred	Preferred	Required	Competitive	Preferred	Required	Not Required

PROFILE		A	B	C	D	E	F	G	H	I	J
CRITERIA		Computer & Electronic Manufacturing (High-Tech R&D)	Software & Media	Multi-Tenant Office	Food Processing	Other Manufacturing	Life/Bioscience R&D Campus	Wholesaling	Retail	Data Center	Incubator
14	SPECIAL CONSIDERATIONS:	Acreage allotment includes expansion space (often an exercisable option). Very high utility demands in one or more areas common. Sensitive to vibration from nearby uses.	1: Research & Development @ 80 ADTs per acre on the low end, estimated 200 ADTs per acre for general office on the high end. Location specific.	2: Range represents FAR 0.25 - 0.5 of office uses Location to other cluster industries.	May require high volume/supply of water and sanitary sewer treatment. Often needs substantial storage/yard space for input storage. Onsite water pre-treatment needed in many instances.	Adequate distance from sensitive land uses (residential, parks) necessary. Moderate demand for water and sewer. Higher demand for electricity, gas, and telecom.	High diversity of facilities within business parks. R&D facilities benefit from close proximity to higher education facilities. Moderate demand on all infrastructure systems.	3: General warehousing rates	4: Based on discount warehouse @ 0.25 FAR 5: Dependent on use, i.e., brewery vs. restaurant Location to cluster industries.	Site size differs due to land cost and availability. Urban-area centers may require 10-20 acres, while E. Oregon centers will typically use larger sites. Also the trend is towards increasing site size as cloud storage needs continue to increase. Power delivery, water supply, and security are critical. Surrounding environment (vibration, air quality, etc.) is crucial. May require high volume/supply of water and sanitary sewer treatment.	Often established by municipalities and have symbiotic relationships with colleges and/or universities.

Terms:

More Critical ↑ Less Critical	'Required' factors are seen as mandatory in a vast majority of cases and have become industry standards.
	'Competitive' significantly increases marketability and is <i>highly recommended by Business Oregon</i> . May also be linked to financing in order to enhance the potential reuse of the asset in case of default.
	'Preferred' increases the feasibility of the subject property and its future reuse. Other factors may, however, prove more critical.
	'Not Required' does not apply for this industry and/or criteria.
	'Avoid' factors act as deterrents to businesses in these industries because of negative impacts.
*Total Site: Building footprint, including buffers, setbacks, parking, mitigation, and expansion space.	
**Competitive Acreage: Acreage that would meet the site selection requirements of the majority of industries in this sector.	
† Data Center Water Requirements: Water requirement is reported as gallons per MWh to more closely align with the Data Center industry standard reporting of Water Usage Effectiveness (WUE).	
‡ Data Center Sewer Requirements: Sewer requirement is reported as 200% of the domestic usage at the Data Center facility. Water and sewer requirements for Data Centers are highly variable based on new technologies and should be reviewed on a case-by-case basis for specific development requirements.	

Source: Business Oregon, Mackenzie

Planning Commission Findings and Recommendation 25-01
Recommend Adoption of Economic Opportunities Analysis Update
File Number 311-25-000002-PLNG

WHEREAS, Statewide Planning Goal 9 (Oregon Administrative Rules Section 660-009 et. seq.) implements direction from Oregon legislature that local comprehensive plans and land use regulations are updated and provide adequate opportunities for a variety of economic activities throughout the state; and

WHEREAS, Oregon Administrative Rules Section 660-009-0015 requires that cities review, and as necessary, amend their comprehensive plans to provide economic opportunities analyses describing national, state, regional, and local economic trends and comparing the demand for industrial and other employment uses to the existing supply of such land; and

WHEREAS, The City's Economic Opportunities Analysis was last updated and adopted on April 22, 2019; and

WHEREAS, The City has seen increased interest in industrial lands for data center needs not reflected in the 2019 EOA update; and

WHEREAS, The City desires to update the 2019 to reflect development trends affecting employment land needs; and

WHEREAS, The 2025 EOA updated was prepared in compliance with Statewide Planning Goal 9 and associated Oregon Administrative Rules and provides a sound basis for local land use decisions affecting the zoning and development of commercial and industrial lands; and

WHEREAS, the City desires to amend the Forest Grove Comprehensive Plan (Plan) to replace the EOA adopted in 2019 with the 2025 EOA update and include the 2025 EOA as a Plan appendix; and

WHEREAS, on January 17, 2025, the City provided notices to the Oregon Department of Land Conservation and Development (DLCD) and Metro of the City's desire to amend the Plan to incorporate the EOA update; and

WHEREAS, the notices provided to DLCD and Metro were provided more than 35-days prior to the Planning Commission's public hearing for the EOA update; and

WHEREAS, notice of the Planning Commission's public hearing on the EOA update was published in the Forest Grove News-Times on February 20 and February 27, 2025; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 3, 2025, to accept public comment on the 2025 EOA update and to consider recommending

City Council adopt an ordinance amending the Forest Grove Comprehensive Plan to include the 2025 EOA update.

NOW THEREFORE, the Planning Commission does hereby recommend City Council adopt an ordinance amending the 2014 Forest Grove Comprehensive Plan to incorporate the 2025 EOA update, making the following specific findings in support of this decision:

City of Forest Grove Comprehensive Plan Findings

- 1) The EOA update complies with the Forest Grove Comprehensive Plan Economic Development policies for the following reasons:

- A. Chapter 6: Economic Development Policy 1.3, states “Retain up to date information on available industrial and commercial sites and site attributes.”

Finding: The EOA update in Section VII, Figure 7.4 identifies the inventory of vacant and partially development properties by size for each of the City’s employment zones. EOA update Appendix A provides information on site preferences for certain key industry sectors. This information supports Policy 1.3 by providing up to date information on available industrial and commercial sites and site attributes.

- B. Chapter 6: Economic Development Policy 4.1, states: “Designate a total of between 160 and 300 acres of land on the Comprehensive Plan map to meet projected industrial demand over the next twenty-years.

Finding: The EOA update provides, in Section VII, a reconciliation of industrial land need and capacity for three growth scenarios for each of the City’s industrial land use designations. EOA update Figure 7.05 identifies that approximately 25 to 102 acres of land designated for industrial use is needed to meet projected industrial demand during the 20-year planning period covered by the EOA update. Figure 7.05 also indicates there is approximately 250 acres of land designated for industrial use in the City’s buildable land inventory. This information provides a basis for a revising Policy 4.1 and a subsequent Comprehensive Plan map amendment to reduce the amount of land designated for industrial use.

- C. Chapter 6: Economic Development Policy 5.1 states, “Designate a total of between 100 and 150 acres of land on the Comprehensive Plan map to accommodate the shopping needs of local residents, visitors and persons working in Forest Grove.”

Finding: The EOA update provides, in Section VII a reconciliation of commercial land need and capacity for three growth scenarios for each of the City’s commercial land use designations. EOA update Figure 7.05 identifies that approximately 7 to 133 acres of land designated for commercial use is

needed to meet projected commercial demand during the 20-year planning period covered by the EOA update. Figure 7.05 also indicates there is approximately 62 acres of land designated for commercial use on the City's Comprehensive Plan map. This information provides a basis for amending the Comprehensive Plan map to align the amount of land designated for commercial use with the EOA update growth scenarios.

- D. Chapter 6: Economic Development Policy 5.2 states, Retain a supply of small, medium and large scale retail sites necessary to meet projected twenty-year land needs."

Finding: The EOA update in Section VII on Figure 7.4, provides an inventory of vacant and partially developed sites in the City's buildable lands inventory by size and land use designation. Figure 7.4 shows there are 26 sites designated Community Commercial that are less than five acres in size, 2 site between 5 and 10 acres in size and no site 10 acres in size or larger. The information contained in Figure 7.4 indicates a potential need for large commercial sites greater than 10 acres in area. This finding provides a basis supporting a subsequent amendment to the City's Comprehensive Plan map to redesignate land from other designations, such as industrial, to a commercial land use designation.

Metro Regional Framework Plan Findings

The Metro Regional Framework Plan calls for a strong regional economy. The EOA update complies with the Metro Regional Framework Plan including promoting a strong regional economy for the following reasons:

- A. Metro Regional Framework Plan, Economic Vitality Policy 1.5.3, states "Ensure that all neighborhoods and all people have access to opportunity and share the benefits, as well as burdens, of economic and population growth in the region."

Finding: The EOA update, in Section V, identifies target industries to strengthen Forest Grove's local economy to ensure that residents have access to opportunity within the City and the Portland region. Target industries identified in the EOA update include high wage sectors including professional, scientific and technical services. The EOA update provides a basis for a local economic development strategy, consistent with the Metro Regional Framework Plan to develop a marketing plan to attract businesses within the target industry sectors identified in the EOA update.

Finding: The EOA update provides a basis for implementing workforce initiatives including training programs and resources for job seekers.

Metro Urban Growth Management Functional Plan Findings

Title 4 of the Metro Urban Growth Management Functional Plan (UGMFP) addresses industrial and other employment areas. As stated in the UGMFP §3.07.410, Title 4 seeks to provide and protect a supply of site for employment by limiting the types and scape of non-industrial uses in Regionally Significant Industrial Areas (RSIAS), Industrial and Employment Areas. Title 4 also seeks to provide the benefits of “clustering” to those industries that operate more productively and efficiently in proximity to one another than in dispersed locations.

Finding: The City of Forest Grove does not contain any lands designate by Metro as RSIAS.

Finding: The EOA update does not propose to amend the City’s Development Code to include non-industrial uses on lands designated for industrial or employment areas.

Finding: The EOA update does not propose to amend the City’s Development Code to preclude the clustering of industries that operate more productively and efficiently in proximity to one another than in dispersed locations.

Oregon Statewide Planning Goal 9 (Economic Development) / OAR 660-009 Findings

1) The EOA update complies with Oregon Administrative Rules (OAR) Section 660-009-0015 (Economic Opportunities Analysis) for the following reasons:

A. OAR Section 660-009-0015(1) requires a review of the national, state, regional, county and local economic trends including identification of major categories of industrial or other employment uses that could reasonably be expected to locate or expand in the planning area based on the economic trends.

Finding: EOA Section II provides an overview of employment, demographic, and workforce trends that are expected to influence economic conditions in the City of Forest Grove over a 20-year planning period. Section II provides the economic context for growth projections and includes a socioeconomic profile of Forest Grove. EOA Section II describes the rate of population growth in Forest Grove, employment and population distribution in Washington County, commuting trends, and local workforce characteristics.

Finding: EOA Sections III summarizes the City’s economic development potential based on location, transportation connectivity, labor market and quality of life.

Finding: EOA Section V provides an analysis of key industry types that could reasonably be expected to locate or expand in Forest Grove based on the economic trends described in EOA Section II and the City’s economic development potential described in EOA Section III. Based on the analysis contained in the EOA, industries that could reasonably be expected to locate in Forest Grove include education, metal manufacturing, food manufacturing, accommodation and food services, and wood manufacturing.

- B. OAR Section 660-009-0015(2) stipulates that the economic opportunities analysis must identify the number of sites by type reasonably expected to be needed to accommodate expected employment growth.

Finding: EOA Section VII identifies the number of sites by type reasonably expected to be needed to accommodate expected employment growth.

Finding: EOA Figure 7-3 identifies the employment land inventory by zone. Based on the inventory there are a total of 41 sites that are vacant or partially vacant zoned for commercial uses and 39 sites vacant or partially vacant zoned for industrial use. The inventory includes 61.7 acres of vacant or partially vacant land zoned for commercial use and 250.6 acres of vacant or partially vacant land zoned for industrial use.

Finding: EOA Figure 7-4 identifies the number vacant or partially vacant sites zoned commercial or industrial by size of parcel. Based on the inventory there are 37 vacant or partially vacant sites zoned commercial that are less than five acres, 2 sites that are 5 to 10 acres in size, 2 sites that are 10 to 20 acres in in size and no individual parcels that are 20 or more acres in size.

Finding: EOA Figure 7-4 identifies the number of vacant or partially vacant sites zoned industrial by size of parcel. Based on the inventory there are 23 vacant or partially vacant industrial sites less than five acres, 7 parcels that are 5 to 10 acres in size, 7 parcels that are 10 to 20 acres in size and 2 parcels that are 20 to 50 acres in size and no individual parcels 50 acres or larger in size.

Finding: The EOA indicates on page 41, that the City has a limited inventory of larger sites, and this could limit the potential to attract and/or retain companies that will require these types of sites.

Finding: The EOA on page 43 states that a range of parcel sizes will be needed ranging from small to large to accommodate projected business expansion. The EOA concluded that while the City appears to have an adequate site inventory to meet employment needs over the next twenty years in aggregate, the City may lack sites meeting the requirement of specific employers.

Finding: EOA Appendix A identifies industry site requirements for key industry sectors. This information provides a basis for determining if certain industries could locate in Fores Grove based on site characteristics in the City's buildable land inventory.

- C. OAR Section 660-009-0015(3) stipulates that comprehensive plans for all areas within urban growth boundaries must include an inventory of vacant and developed lands within the planning area designated for industrial or other employment use.

Finding: EOA Section VII summarizes the buildable land inventory (BLI) used to determine the amount of buildable land in major land use categories currently available in Forest Grove. The BLI describes site characteristics including site size and whether the site is vacant or has potential for redevelopment. The BLI identifies approximately 250.6 acres of vacant or partially vacant land for industrial uses in the City's planning area and 61.7 vacant or partially vacant land for commercial use.

Finding: EOA, Figure 7.06 shows a short-term (5-year) demand of 30.5 acres for acres of industrial land and 102.3 acres for long-term (20-year) demand based on the highest growth scenario of a forecasted annual growth rate of 1.9%. The baseline/safe harbor growth scenario allowed by OAR 660-based on the most recent regional forecast published by the Oregon Employment Department provides a forecasted annual growth rate of 1.3%.

Finding: EOA Figure 7.06 shows a short-term (5-year) demand of 39.8 acres of industrial land and a long-term (20-year) demand of 132.6 acres.

Finding: The EOA Figure 7.06 shows a long-term deficit of 70.9 acres of land for commercial use and a surplus of 148.3 acres of land for industrial use.

- D. OAR 660-009-0015(4) stipulates that economic opportunities analysis must estimate the types and amounts of industrial or other uses likely to occur in the planning area. The estimate must be based on information generated above and must consider the planning area's economic advantages and disadvantages.

Finding: EOA Section V provides a target industry analysis for Forest Grove. Target industries are shown on EOA Figure 5.01 and include educational services, health and social assistance, food product manufacturing, wood product manufacturing, metals manufacturing, information, and professional, scientific, and technical services. The analysis contained in Section V identifies industry strengths and challenges by sector.

Finding: The EOA Section III summarizes the City's economic advantages and disadvantages. Identified advantages include the City's proximity to the technology cluster concentrated in Hillsboro, transportation access via the Tualatin Valley Highway, and general quality of life. Disadvantages include distance to US Highway 26 (Sunset Highway) and characteristics of the labor force may not match the needs of certain businesses. As described on EOA page 8, Forest Grove has a smaller share of adults with higher education than Washington County or the state. In addition, the education level in Forest Grove points to a greater presence of blue-collar workforce compared to Washington County and the state as indicated on EOA page 9.

- E. Planning Commission selects Option 1, the safe harbor option, as the preferred growth scenario for land use decisions affecting the designation of land consistent with Oregon Administrative Rules Chapter 660-024-0040(9)(a). The Planning Commission selects Option 1 since the safe harbor option is based on the most recent employment forecast published by the Oregon Employment Department and is a methodological approach that will withstand challenge.

Conclusion: based on the findings identified above and those contained in the EOA update, the Planning Commission determines the EOA update satisfies the requirements of Statewide Planning Goal 9 and OAR 660-009-0015 pertaining to economic opportunity analyses.

Virginia Sanderson
Virginia Sanderson (Mar 5, 2025 17:20 PST)
Virginia "Ginny" Sanderson
Planning Commission, Chair

Mar 5, 2025
Date



TV HIGHWAY BUS RAPID TRANSIT LOCALLY PREFERRED ALTERNATIVE

Bryan Pohl | Community Development Director

Dan Riordan | Senior Planner

City Council Work Session 4|28|25

AGENDA

Work Session Purpose

Background & Overview

Project Goals Recap

Bus Station Criteria & Locations

Next Steps

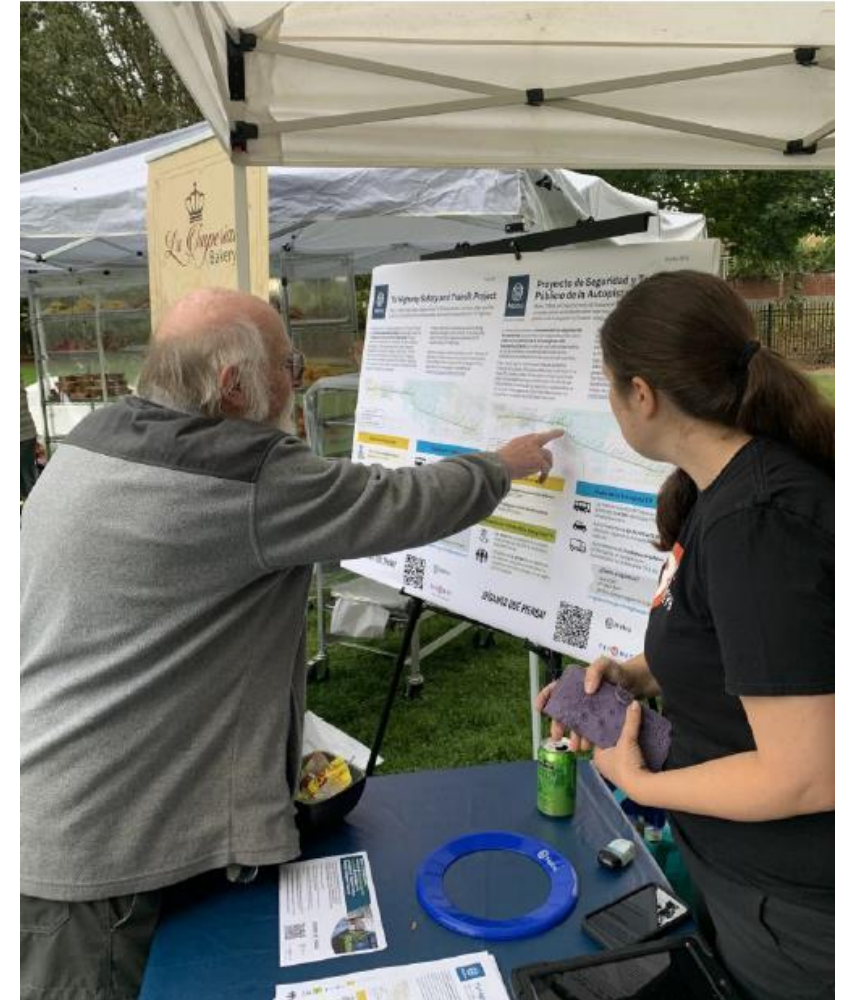
Discussion

WORK SESSION PURPOSE

3

Tonight's work session provides an opportunity for City Council discussion on the TV Highway Bus Rapid Transit (BRT) Locally Preferred Alternative (LPA).

There will also be an opportunity to discuss project next steps and a forthcoming request from Metro and Tri Met that Council endorse the LPA as a project partner.



BACKGROUND

In February, the project Steering Committee unanimously endorsed the LPA for the project.

The Committee included elected officials and project stakeholders.

Former Mayor Truax, Mayor Wenzl, Former Councilor Rippe and Councilor Schimmel represented Forest Grove on the Committee.

Steering Committee Members

The TV Highway Transit Project Steering Committee is made up of 13 agency leaders, elected officials, and community representatives:

- Councilor Juan Carlos González, District 4, Metro, co-chair
- Councilor Gerritt Rosenthal, District 3, Metro, co-chair
- Commissioner Nafisa Fai, District 1, Washington County
- Councilor Ashley Hartmeier-Prigg, City of Beaverton
- Councilor Cristian Salgado, City of Hillsboro
- Mayor Jeff Dalin, City of Cornelius
- Councilor Brian Schimmel, City of Forest Grove
- Rian Windsheimer, Region 1 manager, Oregon Department of Transportation
- JC Vannatta, director of public affairs, TriMet
- Je Ameichi, Unite Oregon
- Nansi Lopez, policy director, Centro Cultural
- Karmen Chavez-Sam, community development manager, APANO
- Verónica Núñez, leadership and advocacy director, Adelante Mujeres

BACKGROUND

5

Now that that the LPA has been endorsed by the Committee, Metro and Tri Met are asking that each project partner formally endorse the LPA by resolution.

This action by Council is needed for federal funding and to advance the project to next phase which is called project development.



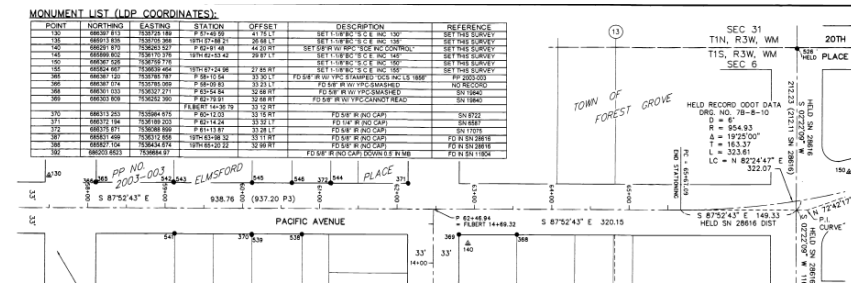
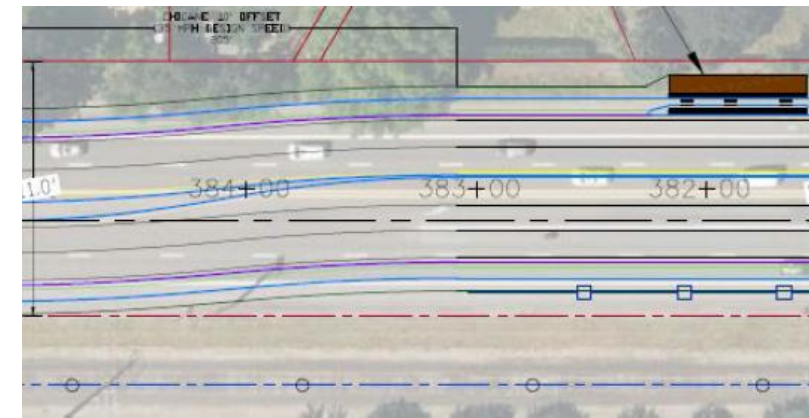
BACKGROUND

6

Project development includes preliminary engineering to define the project scope, cost and schedule before the construction phase.

Project development is required for a federal Small Starts Program construction grant agreement from the Federal Transit Administration (FTA) for \$150 Million with a state, regional and local match of \$150 Million for a total project cost of \$300 Million.

Demonstration of support from project partners is critical for advancing the project into the project development phase and for a federal construction grant.



LPA OVERVIEW

The LPA identifies the project corridor and proposed bus station locations.

The project corridor is Line 57 from the B Street terminus to the Beaverton Transit Center.



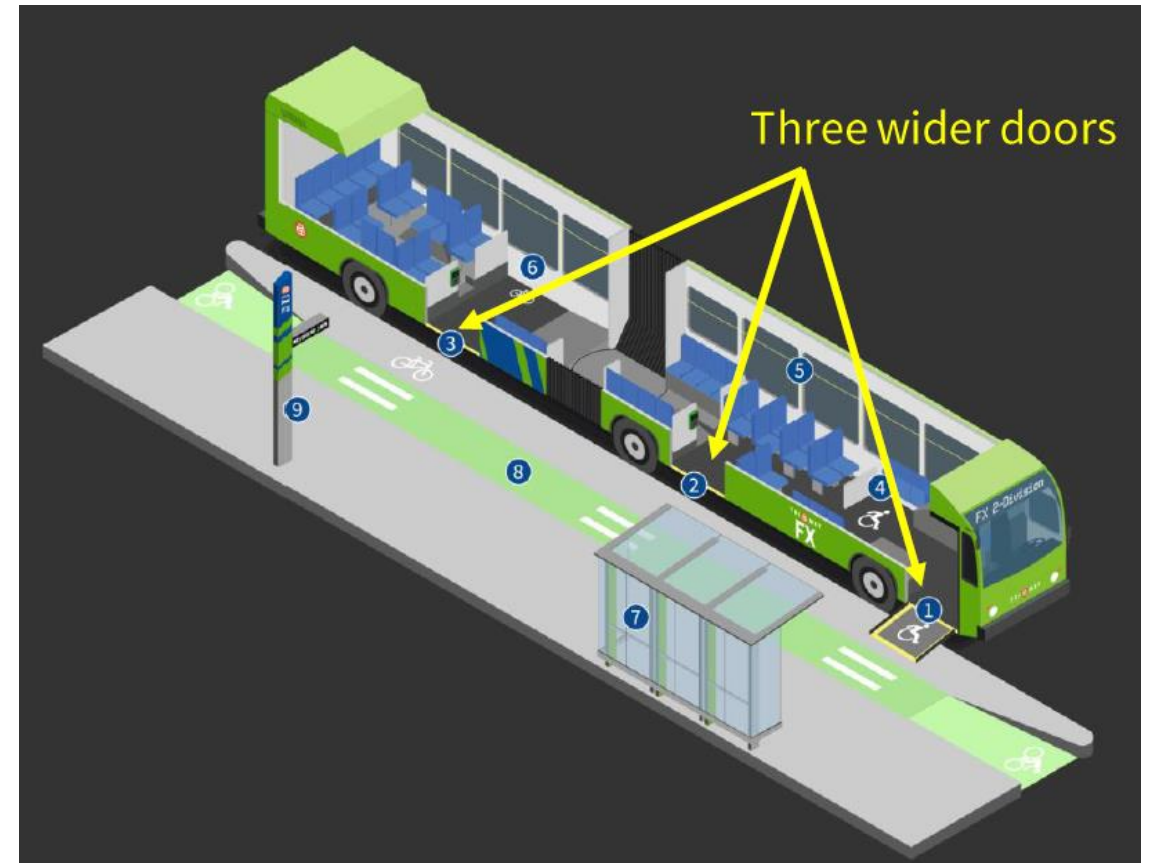
PROJECT GOALS RECAP

8

Enhance the user experience with more comfortable buses with multiple entries and exits.

Improve the user experience with bus station amenities including shelters, seating, lighting, real time bus arrival information, trash receptables, leaning rails, and bike racks.

Use zero emission buses meaning less noise and cleaner air.

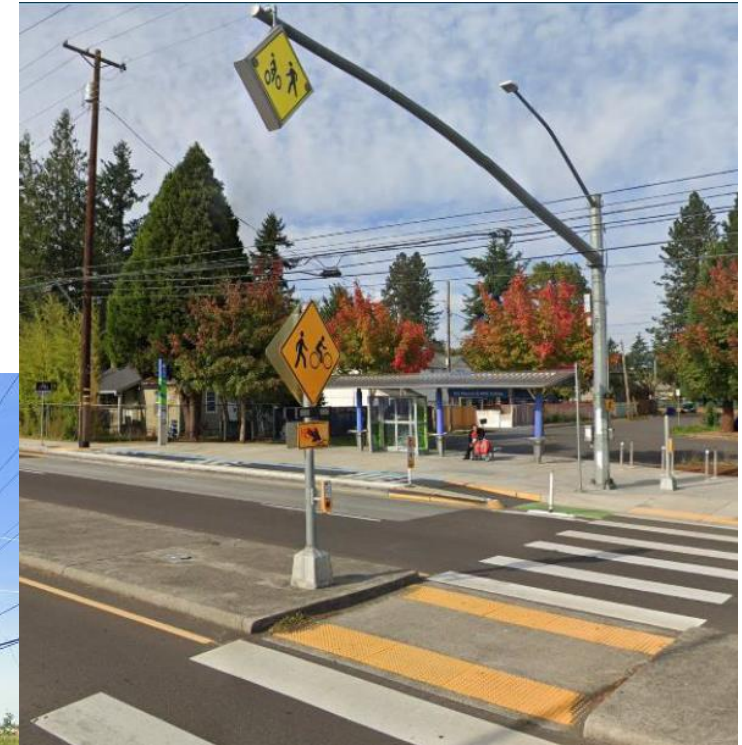


PROJECT GOALS RECAP

9

Improve safety, in coordination with the TV Highway Safety Improvement Plan.

This includes safer pedestrian crossings, improved lighting, and ADA compliant sidewalks and ramps.



PROJECT GOALS RECAP

1
0

Faster and more reliable service with bike storage inside the bus and optimized station spacing.

Equity: improve service to community members reliant on transit including children, seniors, workers, and households that don't desire to own or maintain a vehicle.

Line 57 service would be upgraded from 15-minute service to 12-minute service every day of the week, most hours of the day.



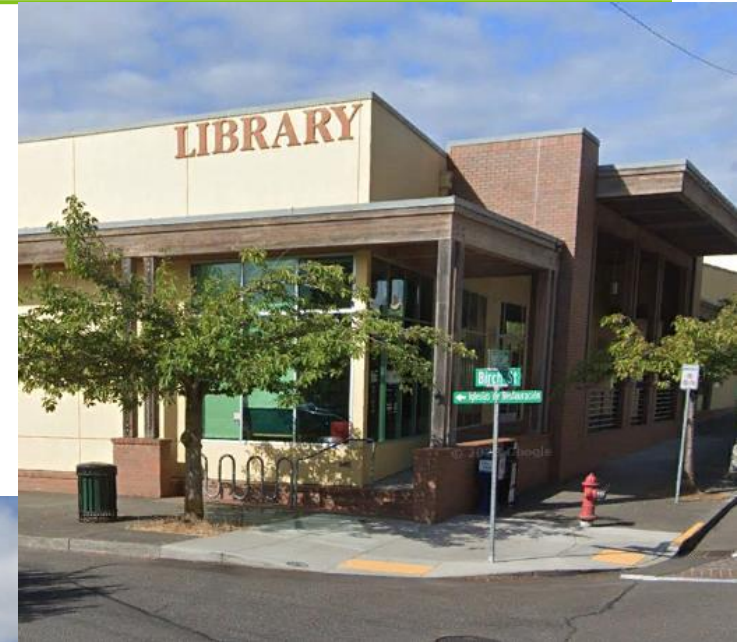
BRT STATION LOCATION FACTORS

11

Provide access to key destinations including shopping and services.

Optimize stop locations and space locations about 1/3 mile apart for faster service along the corridor.

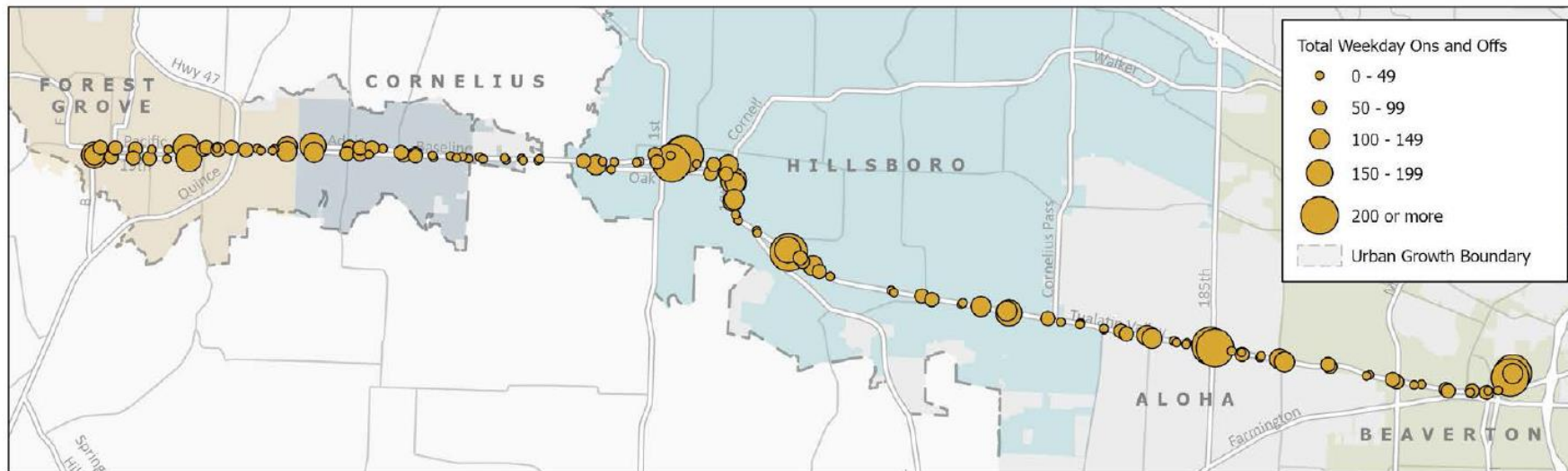
Engineering considerations including space & right-of-way needs.



BUS RIDERSHIP

12

Ridership Patterns & Important Destinations



Highest Ridership Stops:

- Beaverton TC
- Hillsboro TC
- Baseline & 2nd (Lines 47, 48)
- 185th (Line 52, Aloha)
- 4th & Adair (Walmart)
- Cypress/Minter Br. (Sunset Esplanade)
- 2900 block Pacific Ave (Safeway)
- 19th & B (Forest Grove Terminus)

BUS RIDERSHIP

13

Proportion of Lifts (Ramp Deployments)



BUS RIDERSHIP EXISTING STOPS

14

Line 57 To Forest Grove (Winter 2024)		
Stop Location	Total Daily Riders	Monthly Lifts
19 th & B Street	128 (#2)	1
Pacific Avenue & A Street	91	57 (#1)
Pacific Avenue & College Way/Council Street	70	20
Pacific Avenue & Cedar Street	74	14
Pacific Avenue & Elm Street	50	19
Pacific Avenue & Hawthorne Street	40	5
2900 Block Pacific Avenue (Ballad Towne Shopping Center)	180 (#1)	45 (#2)
Pacific Avenue & Maple Street	66	14
Pacific Avenue & Oak Street	53	6
Pacific Avenue & Quince Street	60	26 (#3)
3800 Block Pacific Avenue (Rose Grove Area)	55	18
Pacific Avenue & Mountain View Lane	40	13
Adair & Yew Street	144 (#3)	8

PROPOSED BRT STATION LOCATIONS

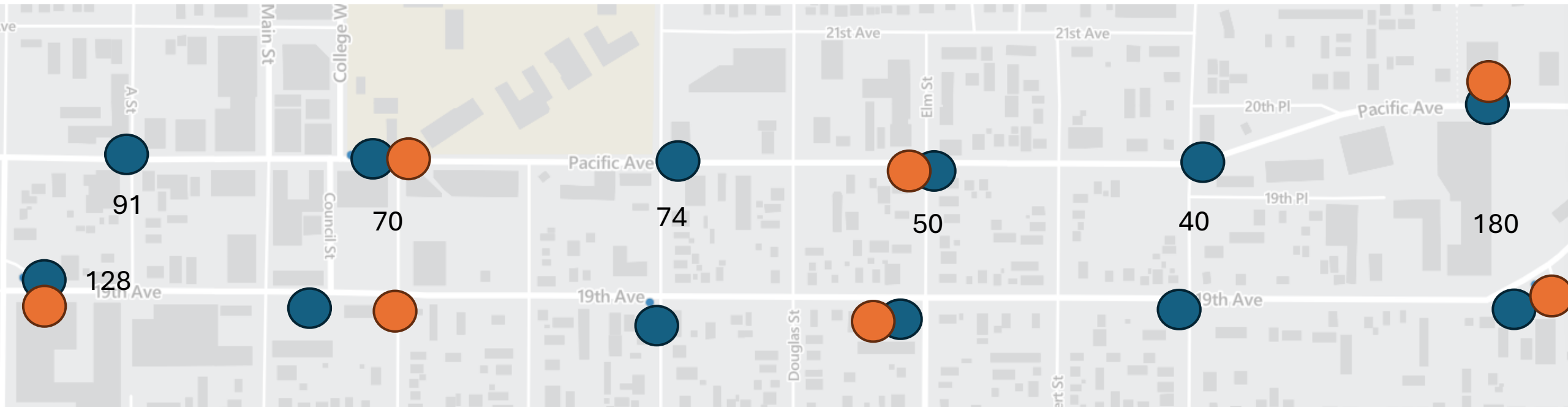
15

- B Street Terminus Station**
- Ash Street Stations (19th Avenue & Pacific Avenue)**
- Elm Street Stations (19th Avenue & Pacific Avenue)**
- 19th Avenue Station (Ballad Towne Shopping Center)**
- Pacific Avenue Station (Ballad Towne Shopping Center)**
- Oak Street Stations**
- Rose Grove Station/Stonewood Center Stations**
- Yew Street Stations (Adair Street & Pacific Avenue)**

PROPOSED BRT STATION LOCATIONS

16

-  Proposed BRT Station
-  Existing Bus Stop [total daily riders]



PROPOSED BRT STATION LOCATIONS

17

-  Proposed BRT Station
-  Existing Bus Stop [total daily riders]

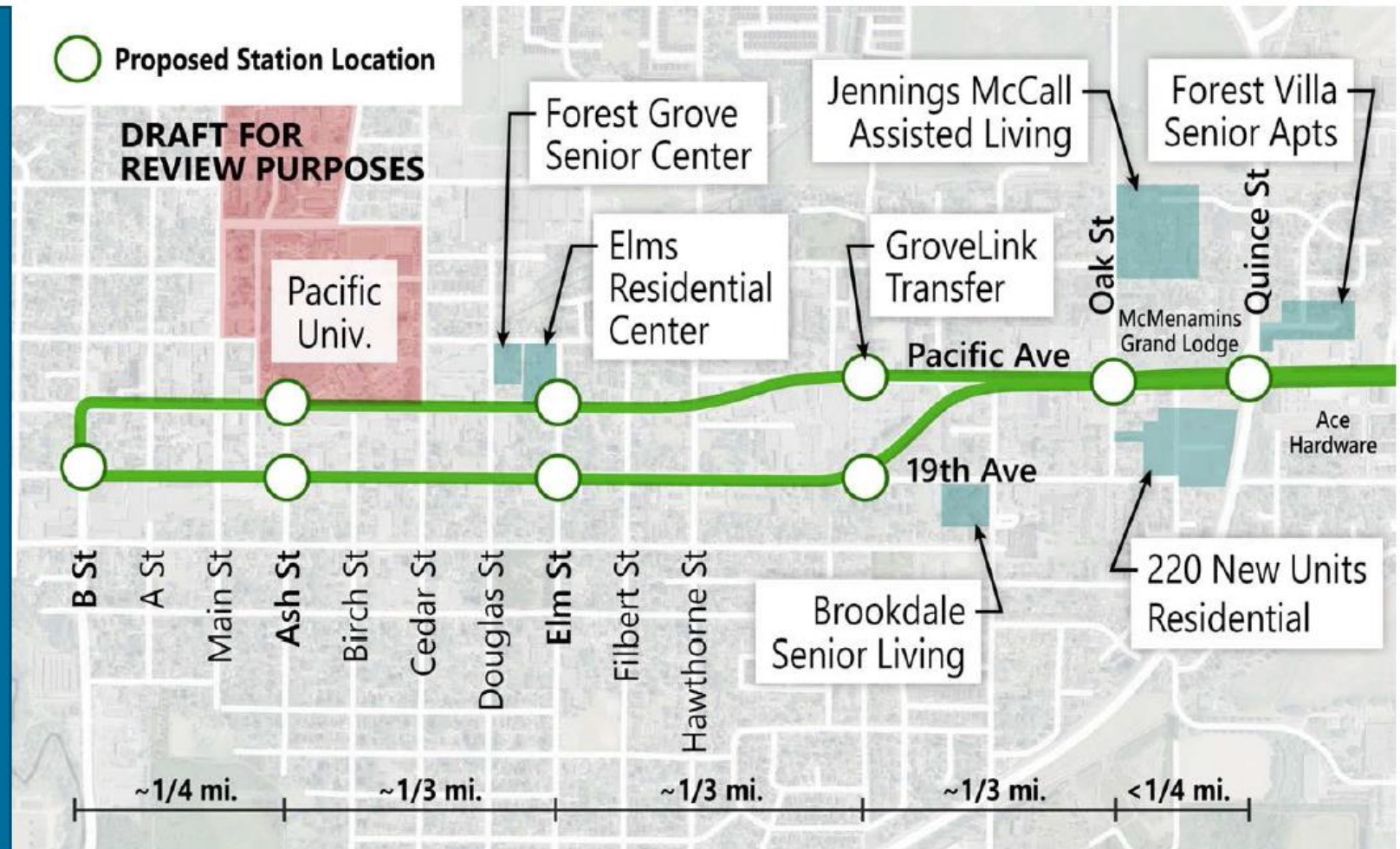


PROPOSED BRT STATION LOCATIONS

18

- Proposed station locations consider important destinations, including:

- Senior facilities
- New residential development
- GroveLink connection
- Pacific University



PROPOSED BRT STATION LOCATIONS

19

A project goal is spacing stations about 1/3 mile apart.

Proposed stations in Forest Grove have an average spacing of just under 1/3 mile.

The greatest station spacing is between Elm Street and the Ballad Towne Shopping Center Stations at just over 1/3 mile.

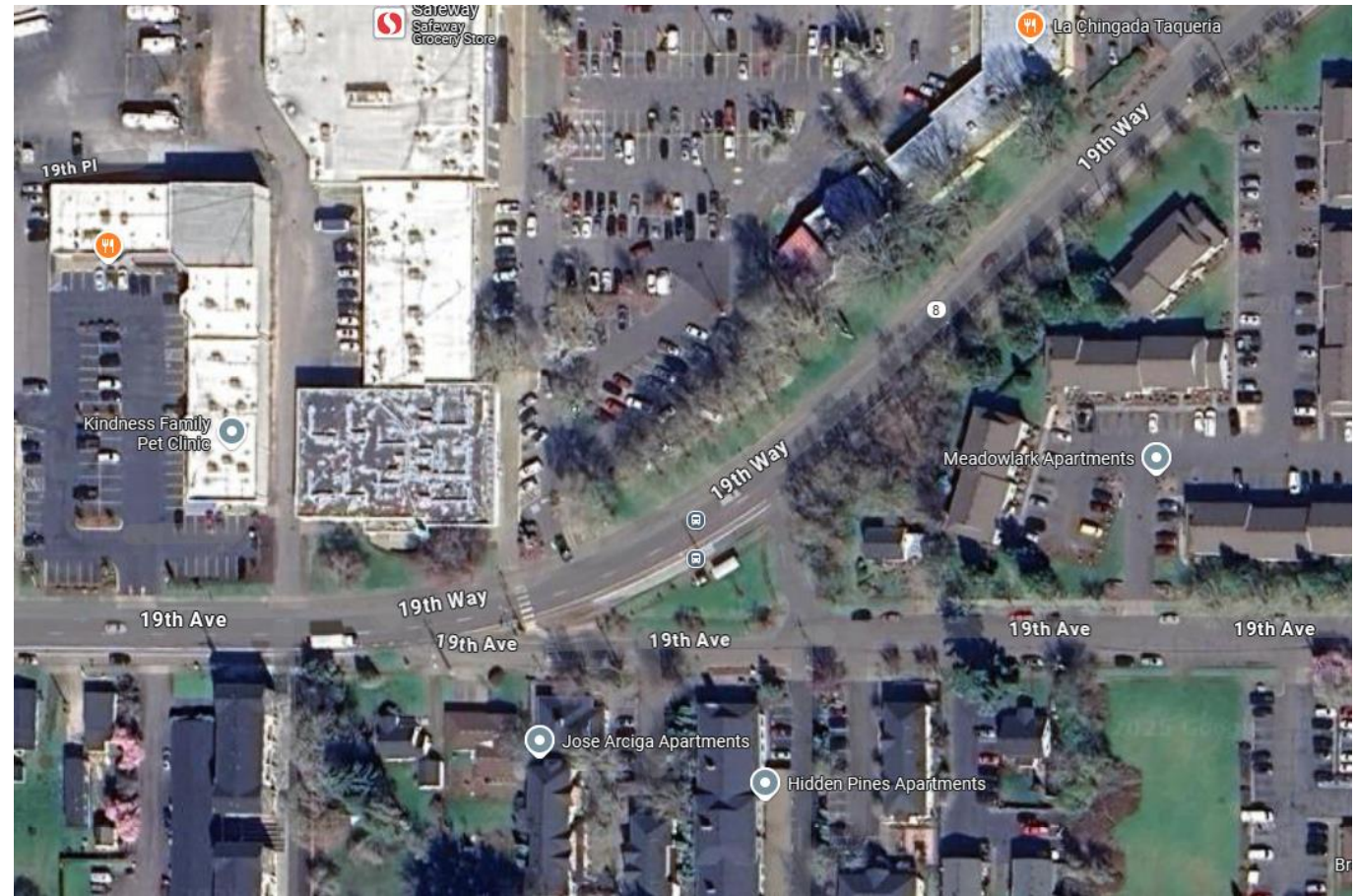
The closest station spacing is between the B Street terminus station and the Ash Street Station at about 1/4 mile.

PROPOSED BRT STATION LOCATIONS

20

19th Way Station Serving:

- Ballad Towne Shopping Center
- Jose Arciga Apartments
- Meadowlark Apartments
- Hidden Pines Apartments

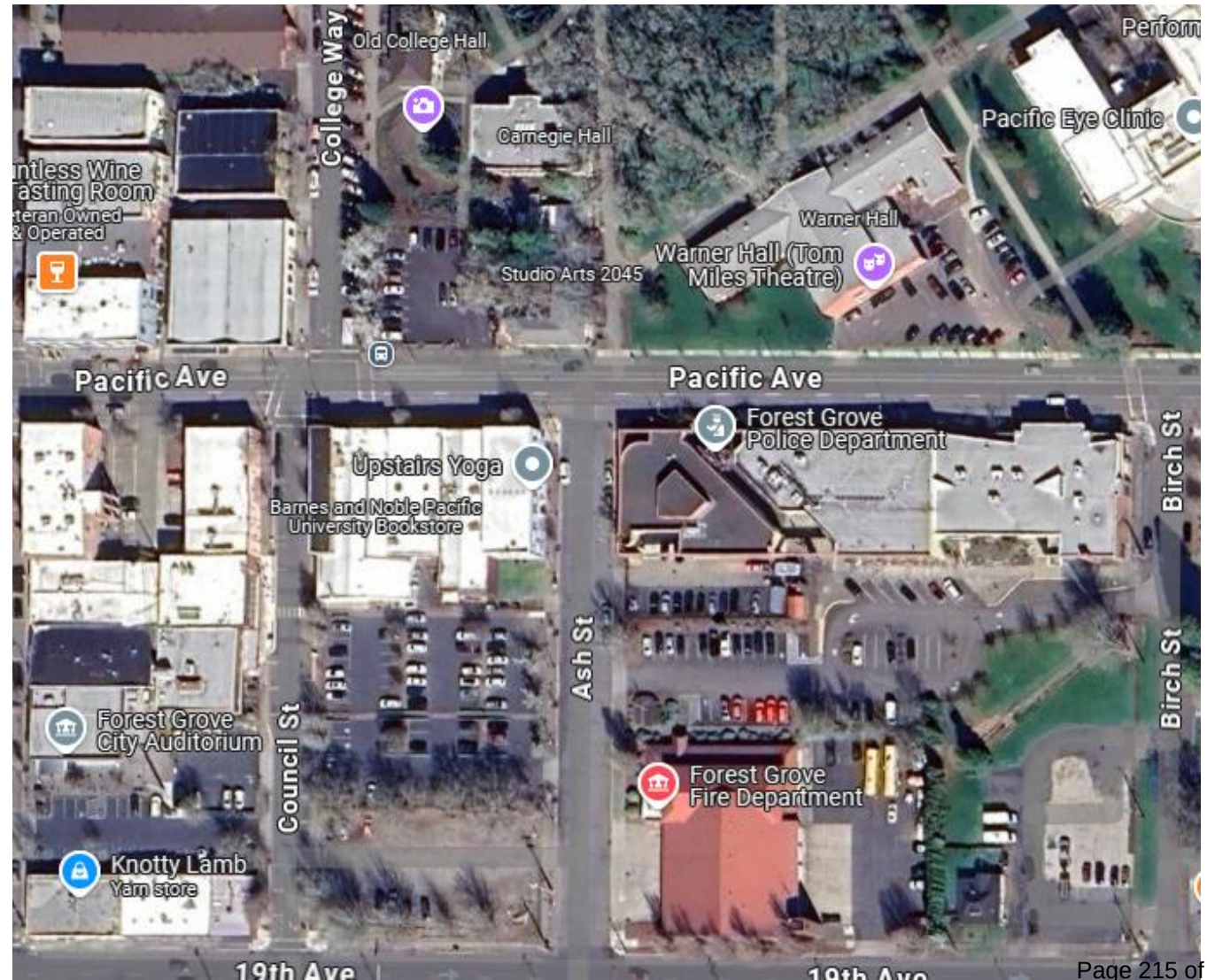


PROPOSED BRT STATION LOCATIONS

21

Ash Street Stations Serving:

- Eastern portion of downtown
- Forest Grove Library
- City Hall
- Pacific University

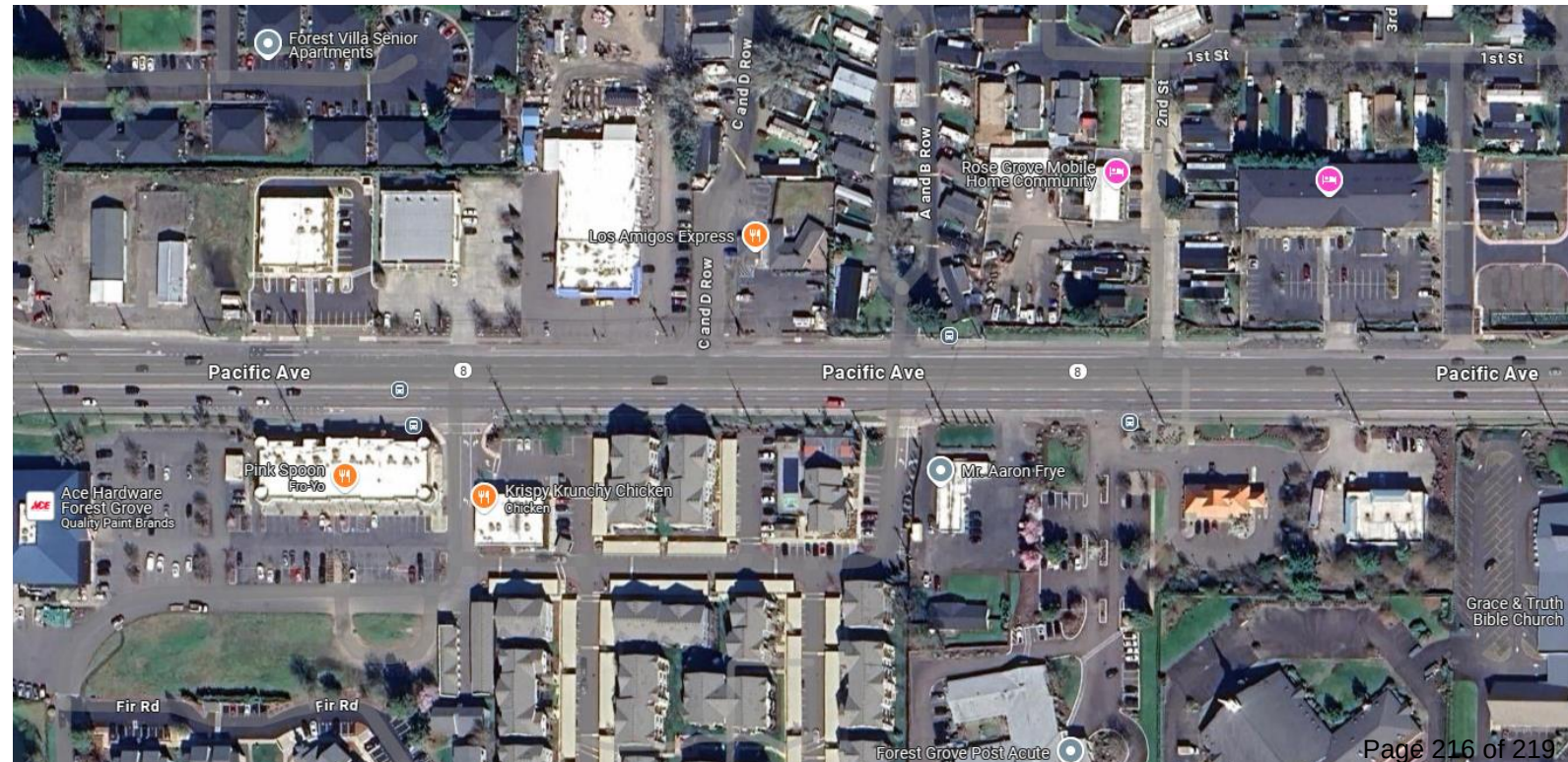


PROPOSED BRT STATION LOCATIONS

22

Rose Grove Stations Serving:

- The Rose Grove Community
- Stonewood Shopping Center
- Forestplace Apartments



PROPOSED BRT STATION LOCATIONS

23

Yew Street Stations Serving:

- Mountain View Shopping Centre
- Karen's Corner apartments
- GroveLink connection to the 24th Avenue industrial area



NEXT STEPS

24

City Council consideration of a resolution endorsing the LPA on May 12th.

City Council consideration of a resolution in June approving an Intergovernmental Agreement (IGA) with Tri Met for project development.

The IGA will identify the City's role and responsibilities, funding commitments for project development including potential use of Transportation Development Tax (TDT) funds.

The City's project development funding commitment is expected to be about \$175,000 over two fiscal years starting in FY '26-'27. This fund source is Transportation Development Tax (TDT) eligible.

DISCUSSION ITEMS

25

Does City Council have any comments or questions about the LPA or next steps?

Is there consensus from the Council to endorse the LPA so the project can advance to the project development phase?