

**PLANNING COMMISSION MEETING MINUTES  
FOREST GROVE COMMUNITY AUDITORIUM**

May 4, 2015-7:00 P.M.

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**1. CALL TO ORDER:**

Chairman Beck called the meeting to order at 7:02 p.m.

**Planning Commission Present:** Tom Beck, Carolyn Hymes, Sebastian B. Lawler, Lisa Nakajima, Dale Smith, Phil Ruder and Hugo Rojas.

**Staff Present:** Jon Holan, Community Development Director; Dan Riordan, Senior Planner; Rob Foster, Director of Engineering & Public Works; Marcia Phillips, Assistant Recorder.

**2. PUBLIC MEETING:**

**2.1 PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:** None.

**2.2 PUBLIC HEARING:**

**A. Preliminary approval of a two phase Planned Residential Development consisting of 19 single-family detached residential condominiums on one parcel with open space, common parking, and an interim on-site sanitary sewer system for Phase 1.**

Chairman Beck read the hearing procedures, and asked for disclosure of any conflicts of interest, ex-parte contacts, bias, or abstentions. Commissioner Ruder said he shared mutual friends with the applicant. Commissioner Lawler said he works for Solar World and the application mentions solar, and Lawler said in the past he was involved with David Hunter (one of the adjacent property owners) through Community Forestry Commission. Chairman Beck stated that he was familiar with the applicants through various venues throughout the years. There were no challenges from the audience. Chairman Beck called for the staff report.

Mr. Riordan gave the Commissioners three handouts. He pointed out that the first (Handout # 1) was a letter from Lyle Spiesschaert who expressed his concerns over a sizeable drain field up elevation from his domestic artesian water supply, light pollution on his rural property from the proposed street light, and storm water runoff. The second (Handout # 2) was a hand written letter from David Hunter who lives across the road from the project property and expressed concern about the road line of sight, and the street light being placed directly across the road from his house. The third (Handout # 3) was a handout from the applicant giving more information about the project.

Mr. Riordan stated that tonight the Commission was reviewing a preliminary application of the Green Grove Planned Residential Development (PRD). He said there will be another step to the process when the final application is submitted.

Mr. Holan explained that this application is not a subdivision because there is no division of land. He stated that this is more of a condo situation. Riordan said each homeowner in the project will be allowed to build their own style of house.

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Mr. Riordan reported that in response to Mr. Spiesschart's concern, the Washington County Sanitarian indicated that a distance of 100-feet is needed between the edge of a drain field and the spring. The distances indicated this requirement would be met.

Mr. Riordan said the application addresses proposed site improvements and such improvements include minor grading and extension of infrastructure services (except for municipal sanitary sewer). He said municipal sanitary sewer service to the site will not occur until a trunk line is installed by Clean Water Services (CWS). Riordan said a timeline for construction of a trunk line has not been established by CWS, and CWS has only a conceptual plan of where the sewer pipeline can go in the UGB. As a result an interim septic system is proposed to serve the first phase of the development, and the Washington County Sanitarian has approved the site for such a septic system. Riordan said the applicant has been working with the Oregon Department of Environmental Quality and CWS regarding the proposed interim on-site sanitary sewer system. Riordan explained that the onsite septic system must be decommissioned before Phase 2 of the project can be built.

Mr. Riordan showed a table of the surrounding land use designations, and relative location of the project to the surrounding structures. He showed a site map of the proposed project and stated that the Fire Department is agreeable to the 12-foot internal road access, but the houses must be sprinkled.

In response to a question from Chairman Beck, Mr. Holan explained that the City held a charette, and Plum Hill Road being used as a public access road has not come up. He said other access roads have been looked at.

Commissioner Nakajima asked if Thatcher Rd. could be widened at the driveway.

Mr. Riordan explained that this is a county road, and Washington County has no plans for improvements. He stated that no parking will be allowed on Plum Hill Rd. and Thatcher Rd. Riordan said Washington County has indicated that the existing driveway on Thatcher Rd. must be moved 50-feet to the north due to line of sight. He said a street light is proposed to be place near the driveway.

In response to a question from Chairman Beck, Mr. Riordan explained that the project does not generate enough trips per day to warrant a traffic study.

Mr. Riordan stated that the applicant proposes to hook to City water on David Hill Rd. and install a pump station to ensure adequate water pressure. He said storm drainage is overseen by CWS.

Mr. Riordan said staff has determined that the project meets the PRD standards and criteria. He explained that the Planning Commission has the following alternatives: approve the application as proposed by the applicant, approve the application with

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conditions of approval necessary to bring the application into compliance with the applicable Development Code review criteria, deny the application or continue the matter to date certain to allow for submittal of additional information and subsequent Planning Commission deliberation on this application.

Mr. Riordan went through the Conditions of Approval. He explained that the applicant has requested that Condition # 24 be tightened up to specify a Waiver of Remonstrance for future LID formation for sanitary improvements. He said this is typically done in other jurisdictions.

Mr. Riordan pointed out Condition # 16 which states all dwellings shall connect to the City's higher/upper water pressure zone system within one year of system availability and disconnect from the lower pressure zone.

Mr. Holan stated that # 16 needs to be tightened up to address the financial aspect. He said it could be reworded to say, "...taking into account useable improvements already made by the applicant."

**APPLICANT:**

**Brad & Linda Taylor, 4351 NW Thatcher Rd., Forest Grove, OR.** Ms. Taylor read a brief introduction. The Taylors then presented a four minute video of the proposed project.

Mr. Taylor explained that there would not be room on the property for each house to have a separate drain field, but each house will have a septic tank that will feed into the common drain field.

In response to a question from Commissioner Rojas, Mr. Taylor explained that the lights will be shielded from the neighbors.

Chairman Beck commented that this was an important point since there have been objections from neighbors.

Mr. Foster stated that he did not know what Washington County's requirements are about street lights, but he would find out.

Commissioner Ruder said it had been his experience that reflectors can adequately define a driveway without shining all the time.

**Fred Dorman, Project Engineer, 2G Associates, 400 Columbia St. Suite 160, Vancouver, WA 98660.** Mr. Dorman stated that he has reviewed the project with the County, and they are very flexible about the type of lighting, so the applicant can be creative.

Commissioner Nakajima suggested a lighted monument sign for Green Grove to define the

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driveway entrance.

Chairman Beck made the comment that Washington County might defer the street light until Phase 2, since there will be only nine houses in Phase 1.

Ms. Cofield suggested that the light could be activated by a motion sensor so it would not stay on all the time.

Mr. Foster stated that in his opinion lighting the intersection would make it visible to traffic on Thatcher Rd., and the light can be shielded.

Chairman Beck said he liked the idea of not using 12-feet of pavement by constructing the private roadway partially of grass Crete, but was concerned that the proposed placement of the grass Crete would cause the vehicle wheels to be off the pavement.

Mr. Taylor suggested 8-feet of pavement and then grass Crete.

Mr. Foster stated that the entire width of the driveway, including the grass Crete, will support a fire truck.

**Dorothy Cofield, Applicant's Attorney, 8705 SW Nimbus Avenue, Beaverton, OR 97008.** Ms. Cofield stated that there is a lot of evidence that these grass Crete pavers can support heavy vehicles.

Commissioner Lawler commented that this coincides with the sustainability mission of the City.

Ms. Cofield stated that she helped the Taylors do the annexation for this property. She stated that they are only required to hook to City sewer if the application is a partition or a subdivision. Since the property is to remain all one parcel, this requirement does not apply.

Commissioner Nakajima made the comment that septic systems sound great until they go bad.

Ms. Cofield stated that this is actually considered a public system, and the home owners would be responsible for maintenance and repair.

In reference to Condition # 16, Ms. Cofield said her recommendation is that lenders are used to seeing Waivers of Remonstrance, so it will be less difficult to sell these condos. She suggested that the condition could state that the new high pressure system would be brought to the property line by the City and the applicant would provide the laterals.

Chairman Beck polled the Commissioners and it was agreed that Condition # 16 be reworded to state that all dwellings shall participate in connecting to the City's higher/upper water pressure zone system within one year of availability when a local

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improvement district is formed, "...taking into account useable improvements already made by the applicant."

Mr. Foster stated that the City's Master Plan shows an 8-inch water line up Thatcher Rd. He explained that the City wants a looped system to avoid a stagnant dead end line. Foster said he was hoping for some wording requiring the system to be looped to the high pressure system in the future. He said it is better for houses to eventually get rid of booster pumps, and hook to the high pressure system Foster said he wants the houses to be required to hook to the high pressure system. Mr. Foster also indicated that their department was not concerned about any financial participation by this project on the upper zone improvement.

In response to a question from Ms. Cofield, Mr. Foster stated that the City would agree to a commitment from the applicant to grant an easement across the property for the high pressure system to loop.

Mr. Dorman made the comment that maybe it is the intent we need to talk about rather than the location.

Mr. Holan restated the benefit of a looped system to this project. He suggested wording that the applicant must hook to the high pressure system with no financial obligation. He said the City would install the system, and the applicant would provide a reserve area for the future line if needed.

Mr. Foster said that would work fine.

The Commission agreed.

**PROPOSERS:**

**John White, 1715 17<sup>th</sup> Avenue, Forest Grove, OR.** Mr. White stated that he has been involved in the planning process for the Common House. He said this project really supports the City's mission statement regarding sustainability. Mr. White said he was happy that the City has a Sustainability Commission.

**OPPOSERS:** None.

**REBUTTAL:**

Mr. Dorman explained that a left turn lane is out of the applicant's hands because this is a County road. He stated that he just wanted to make sure this was understood.

**COMMISSION DISCUSSION:**

Chairman Beck closed the public hearing at 8:58 p.m. and brought the discussion back to

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the Commission.

In response to a question from the Commission, Mr. Riordan explained that the City just has to have a final copy of the CC&Rs on file.

Commissioner Nakajima said she would encourage conflict arbitration be included in the CC&Rs if it is not already.

Commissioner Lawler said he likes this project.

Commissioner Lawler made a motion to approve the application with amendments to the Conditions of Approval as discussed. Commissioner Smith seconded. Motion passed 7-0.

**2.3 ACTION ITEMS:** None.

**2.4 WORK SESSION ITEMS:** None.

**3.0 BUSINESS MEETING:**

**3.1 APPROVAL OF MINUTES:** Due to staff illness, there were no minutes to approve.

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

**3.3 DIRECTOR'S REPORT:**

Mr. Holan thanked the Commissioners who were able to attend the first Westside Planning charette. He announced that the second charette will take place on May 20<sup>th</sup>. At a time yet to be scheduled, it will be brought before the Planning Commission. Holan said staff can provide information to those who cannot attend the second charette.

Mr. Holan said the next Commission meeting will be about the south of Pacific Avenue rezoning. He said meetings after that will depend on where staff is with the Westside Planning and Development Code update – probably later this summer.

Mr. Holan announced that the City Council approved marijuana dispensaries with one amendment regarding the nature of disposal. He explained that the State indicates Marijuana can be rendered impotent by soaking it in water or alcohol.

In response to a question from the Commission, Mr. Holan said there is nothing to report on Gales Creek Terrace, and Silverstone is being delayed due to Phase 2 of Pacific Crossing – it is the same developer and they want to develop Pacific Crossing first.

**3.4 ANNOUNCEMENT OF NEXT MEETING:** The next meeting will be held on

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May 18, 2015, at 7 p.m.

**3.5    ADJOURNMENT:** The meeting was adjourned at 9:14 p.m.

Respectfully submitted by:  
Marcia Phillips  
Assistant Recorder