

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

February 15, 2016-7:00 P.M.

PAGE 1 of 7

1. CALL TO ORDER:

Vice Chair Ruder called the meeting to order at 7:00 p.m.

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

Absent: Tom Beck

Staff Present: Jon Holan, Community Development Director; Dan Riordan, Senior Planner; Derek Robbins, City Engineer; Marcia Phillips, Assistant Recorder.

2. PUBLIC MEETING:

2.1 PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:

Dan Martin, 17900 SW Sioux Court, Tualatin, OR 97062. Mr. Martin said he represented a group that has a property on Hawthorne and 26th Avenue, and wanted to get an update on the proposed rezone for that area. He said the property is currently zone RMH at 20.28 units per net acre. The proposed zone change would increase the density to 30 plus units per net acre. He said the property is for sale, but builders want to wait for the higher density.

Mr. Riordan explained that the Planning Commission considered changes to the Development Code to increase density in the Town Center and along the Commercial Corridor that would increase the density from 20 units per net acre to 30 units per net acre. He said there are some property owners in the City who have property within the Residential Multi-family High Density (RMH) zone that are also interested in potentially higher density in that zone. Riordan said currently the RMH Zone is at 20.28 units per net acre, and there is interest in changing that to 30 or more units per acre, but that was outside the scope of the Code update project. Riordan said he believed the property owners were in the audience to make known this interest and to have the City address this.

Mr. Holan said this matter has been put on the next fiscal year's work program. He explained that there was some brief discussion with the Commission about it, but there was not enough exploration of the implication on this residential zone. Holan said this is certainly a matter worth considering for the same reasons the City looked into it in the Town Center and Community Commercial zones. In response to a question from Mr. Martin, Holan stated that no determination has been made to change the zone/density in the area around Hawthorne and 26th Avenue, and suggested that it would be good for the group to talk to staff about this matter.

Mr. Riordan explained that the next fiscal year begins in July.

In response to another question from Mr. Martin, Holan explained that we are looking at 10 to 20 years before light rail comes to Forest Grove.

Mr. Martin asked if there is a need for housing with Pacific University increasing the amount of student housing available.

Mr. Holan explained that staff has no information on housing needs, but staff knows there is a reasonable rationale for thirty units per net acre.

PLANNING COMMISSION MEETING MINUTES

FOREST GROVE COMMUNITY AUDITORIUM

February 15, 2016-7:00 P.M.

PAGE 2 of 7

2.2 PUBLIC HEARING:

A. Recommendation to assign the Campus Employment Comprehensive Plan designation to approximately 38 acres of land located south of the BPA power line transmission easement and south of the Elm Street terminus.

Record # 311-15-00032-PLNG.

Vice Chair Ruder opened the public hearing, read the hearing procedures, and asked for disclosure of any conflicts of interest, ex-parte contacts, bias, or abstentions. There were none, and no challenges from the audience. Ruder called for the staff report.

Mr. Riordan stated that there was a lot of data in the Commission's packet, so he would keep the staff report brief. He said in 2014 the Oregon Legislature approved a House Bill 4078 known as the "Grand Bargain" which modified and then enacted urban and rural reserves for Washington County. He explained that this modified the Portland regional urban growth boundary including two locations adjacent to the Forest Grove planning area. Riordan said one UGB modification resulted in the addition of 235 acres of land north of David Hill Road and west of Highway 47. He said land use in the David Hill area is being considered as part of the Westside Planning Project. Riordan said the other modification to the UGB made by the House Bill was the addition of approximately 38 gross acres into the UGB south of the Taylor Industrial Park. It is the second modification that is the subject of the meeting tonight. He said now that the area is in the UGB, the city is required, under Title 11 of the Metro Urban Growth Regional Functional Plan, to assign a Comprehensive Plan (CP) designation to the property which shows how land may be developed in the future and guides the zoning of property when annexed by the City. He said the property is currently zoned Washington County FD-20 and is outside of the revised 100-year floodplain.

Mr. Riordan said the Commission has several alternatives to consider regarding a CP designation for this new UGB area which in general include applying the City's General Industrial, Light Industrial or the new Campus Employment designation created as part of the CP update in 2014. He said the Forest Grove Economic Opportunity Analysis (EOA) identifies a need for campus employment uses, and the UGB addition area provides an opportunity to fulfill this need.

Mr. Riordan explained that the proposed CP amendment will allow for development of the subject property when annexed and zoned by the City. He said future development will impact the Highway 47/Elm Street intersection. Riordan said the traffic analysis included in the Commission's packet assumes that all traffic flows through the Highway 47/Elm Street intersection. He said the Transportation System Plan includes a future extension of Taylor Way from its terminus to Elm Street, and when completed, some trips could be diverted to Fern Hill Road via Taylor Way from the proposed Campus Employment area. Riordan showed a chart and stated that current Hwy. 47 traffic volume is 11,400 vehicles and is projected to increase by about 58% by 2035.

Mr. Riordan said the proposed amendment is consistent with applicable CP policies, the Metro Regional Framework Plan, the Metro Regional Functional Plan and Regional Transportation Functional Plan and is consistent with the Oregon Statewide Land Use Planning goals. Riordan said staff recommends the Planning Commission recommend City Council approval of the proposed Comprehensive Plan Map amendment to designate the 38 acre urban growth boundary addition area Campus Employment.

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

February 15, 2016-7:00 P.M.

PAGE 3 of 7

In response to a question from Commissioner Nakajima, Mr. Riordan explained that between putting a signal at Elm/Hwy 47 or at Elm St./Hwy 47, Elm would likely be ODOT's preferred location for a signal.

Mr. Holan explained that intersections must meet warrants to be approved by ODOT for a signal. Both intersections meet preliminary signal warrants.

In response to a question from Commissioner Lawler, Mr. Holan said with development 50 peak hourly trips would be generated, the City would require a traffic analysis, and there would also be an ODOT review.

Commissioner Lawler made the comment that the area may not be developed in its entirety due to difficulties with supplying sanitary sewer.

Mr. Riordan said this may be viewed as a constraint since it is not known if there is sufficient depth to supply the entire 38 acres. He explained that the area nearest Elm St. would be the most easy to develop with the area to the east more difficult.

Mr. Holan explained that Clean Water Services does not support pump stations, but it would be possible to have a private pump station.

PROPONENTS:

Tom Vanderzanden, 15903 NW Logi Trail, Hillsboro, OR 97124. Mr. Vanderzanden explained that he was representing the Hayworths, who own property in the subject area. He said was in favor of the amendment to assign the Campus Employment designation to the area as are the Hayworths. Vanderzanden said this is a truly unique setting. He said this could help change the employment situation on Forest Grove, but more needs to be done to make the site more desirable than other areas in Washington County in order to attract business here. He stated that it takes more than a beautiful setting to attract business.

In response to a question from Vice Chair Ruder, Mr. Holan stated that the City's Economic Development Coordinator, Jeff King, has this property designated as "shovel ready". Holan explained that now we need to find funding opportunities such as using System Development Charge fees to help with the sanitary sewer. He encouraged the property owners to talk with Mr. King.

OPPONENTS:

John Malnirich, Owner of Westside Redi-Mix, 451 Elm St., Forest Grove, OR 97116. Mr. Malnirich explained that he has just started a new concrete business in this area and is in favor of

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

February 15, 2016-7:00 P.M.

PAGE 4 of 7

nice greenways, but sees a problem with people sitting outside at picnic tables eating their lunch and not liking what he is doing. He said he started his business away from the City (unlike VanDoren's), but would feel like the City is surrounding him if this is approved. Malnirich said traffic flow is a problem. He said the extension of Taylor Way would help ease the flow so Elm Street does not get overloaded, and the City may need to go both to Elm St. and Taylor Way.

In response to a question from Vice Chair Ruder, Mr. Malnirich said regarding the Campus Employment design, it would depend on where the greenways are located and which way the doors are facing. He said the buffer for the powerline is pretty good.

Mary Jo Morelli, 1320 Cedar St., Forest Grove, OR 97116. Ms. Morelli said the area should be designated Campus Employment. She said the zoning design does not sound wrong to her. Morelli explained that historically for the past 150 years this has been agricultural land with the A.T. Smith House nearby, so why now and is this the right time. She said if there is a need why cannot it come from the excess General Industrial land in Forest Grove.

Commissioner Lawler made the comment that the 100 year flood plain is a buffer to the agricultural land. He asked if staff had given any consideration to the proximity of the A.T. Smith House.

Mr. Riordan said due to landscape and buffer requirements, staff feels the Campus Employment design would make less impact than the other designations.

OTHER:

Tom Carlson, 42366 SW Sandstrom Rd., Gaston, OR. Mr. Carlson stated that with traffic the way it is, the City is going to have to utilize Taylor Way. He said he likes the look of the business parks in Hillsboro along Brookwood Way, and can see a beautiful trail with a lunch area. He said he cares for the A.T. Smith House sometimes, and getting out of the area by car is difficult especially with the cement trucks coming out of there.

COMMISSION DISCUSSION:

Commissioner Lawler expressed his appreciation for the number of interested people in the audience and the testimony given. He said even the opponents do not sound opposed to the designation, but have brought up some good points to be considered. Lawler said we need to be conscience of what is surrounding this area.

In response to a question from Commissioner Hymes, Mr. Holan explained that the sanitary sewer would be a constraint no matter which designation was assigned to the area. He then showed the TSP map and pointed out the circled areas that need further traffic study, and said that the study could include the entire Highway 47 corridor. Holan stated that whatever designation is assigned,

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

February 15, 2016–7:00 P.M.

PAGE 5 of 7

traffic will be an issue.

Commissioner Lawler stated that there are only two vacant developable sites for offices now, so there is a need.

Commissioner Nakajima said this was discussed at the November meeting, and it was felt that the Campus Employment was the most appropriate zone designation and she is in favor of this.

Vice Chair Ruder said he has not heard a push for General Industrial or Light Industrial and asked for a motion.

Commissioner Hymes made a motion to make a recommendation to the City Council to assign the Campus Employment Comprehensive Plan designation to approximately 38 acres of land located south of the BPA power line transmission easement and south of the Elm Street terminus.

Record # 311-15-00032-PLNG. Commissioner Smith seconded. Motion passed 6-0.

B. Amend the Forest Grove Transportation System Plan to incorporate the preferred alignment of the Council Creek Regional Trail. Record # 311-15-00033-PLNG.

Vice Chair Ruder opened the public hearing at 7:59 p.m. read the hearing procedures and asked for disclosure of any conflicts of interest, ex-parte contacts, bias, or abstentions. There were none, and no challenges from the audience. Ruder called for the staff report.

Mr. Riordan explained that the Council Creek Regional Trail Master Plan (Master Plan) will recommend a comprehensive strategy for the completion of an uninterrupted 15-mile long regional trail from downtown Hillsboro Oregon through the cities of Cornelius and Forest Grove and then north through unincorporated Washington County to the City of Banks. He said the trail study corridor is divided into seven segments based on the differing attributes along the corridor, which include older neighborhoods, business and industrial areas, riparian stream corridors, and rural farmlands. He said public engagement has been ongoing throughout the entire master plan process. Riordan showed a map of the trail corridor, and a close-up of the trail corridor in Forest Grove showing two possible northern routes.

Mr. Robbins explained that the Master Plan was done over a period of two years with several alignments considered. He said some of the alignments are on street, street adjacent and along the railroad right-of-way with room for mass transit in future. Robbins explained that the next step is to look at the alignment in more detail, for instance which side of the street the trail should follow.

Mr. Riordan explained that since the City now has a Trail Master Plan, it is time to update tables and add maps to the Transportation System Plan (TSP). He said the amendments propose to update the wording and add current cost estimates. Mr. Riordan showed a chart of cost estimates. He said the total cost will be \$4.6 million based on the length of the improvement.

Mr. Riordan explained that the trail in Forest Grove primarily follows the Portland –Western Railroad right-of-way east to west terminating near the Senior Center. He said there are two

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

February 15, 2016-7:00 P.M.

PAGE 6 of 7

possible routes going north with one route at Quince following the north side of Highway 47 and the other route going north on Oak St. to Porter Rd. Riordan said more study and discussion with ODOT will follow.

Mr. Riordan stated that staff recommends that the Planning Commission recommend City Council accept the Council Creek Regional Trail Master Plan and approve the proposed TSP amendment to include the Council Creek Regional Trail and updated cost estimates.

Commissioner Nakajima referred to the Transit Oriented Plan discussed in previous meetings, and stated that the Oak St. alignment seems more appropriate. She asked if staff has expressed a preference.

Mr. Robbins explained that at this point staff wants to keep things flexible.

Commissioner Nakajima asked if the Transit Oriented Plan is still being kept current.

Mr. Riordan explained that it is in the CP as a place holder.

PUBLIC TESTAMONY:

David Morelli, 1320 Cedar St., Forest Grove, OR. Mr. Morelli agreed that the Oak St. alignment is more appropriate with Quince St. alignment being more problematic. He stated that he is in favor of the trail.

In response to a question from the Commission, Mr. Riordan explained that the Commission can state a preference when making the motion for recommendation.

In response to a question from Commissioner Rojas, Mr. Robbins said there can be more or fewer crossings on Hwy 47 depending on the alignment chosen. He said there will be a lot of work to determine how Martin Rd. will be improved – perhaps with a five leg roundabout. Robbins explained that the City will team with ODOT to design the crossings.

Vice Chair Ruder closed the public hearing at 8:19 p.m.

COMMISSION DISCUSSION:

Commissioner Lawler said he was all in favor of this project and there has been a lot of “buy in” from the public. He said it is a great option for people to come into Forest Grove, Roy and Banks.

Commissioner Rojas agreed.

Commissioner Smith stated that he was in favor of the Oak St. alignment.

Commissioner Lawler made a motion to amend the Forest Grove Transportation System Plan to incorporate the preferred alignment of the Council Creek Regional Trail. Record # 311-15-000033-PLNG with a preference for the Oak St. alignment. Commissioner Nakajima seconded. Motion passed 6-0.

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

February 15, 2016–7:00 P.M.

PAGE 7 of 7

2.3 ACTION ITEMS: None.

2.4 WORK SESSION ITEMS: None.

3.0 BUSINESS MEETING:

3.1 APPROVAL OF MINUTES: Commissioner Nakajima made a motion to approve the minutes of the January 5, 2016 meeting. Commissioner Lawler seconded. Motion passed 6-0.

3.2 REPORTS FROM COMMISSIONERS/SUBCOMMITTEES: Commissioner Lawler stated that on Tuesday, February 23rd there will be a meeting in the public auditorium to discuss the roundabout project.

3.3 DIRECTOR'S REPORT:

Mr. Holan informed the Commissioners that on February 22nd the City Council, as the Urban Renewal Agency, will consider the development agreement with Tokola.

Mr. Holan said staff held an “Urban Renewal 101” open house and will repeat this on Thursday February 18th at 6 p.m. in the public auditorium. He said there were only five or six people at the first open house.

Mr. Holan informed the Commission that staff has received the final report from the Westside Planning consultant, so a work session will need to be scheduled.

3.4 ANNOUNCEMENT OF NEXT MEETING: Next meeting will be held on March 21, 2016.

3.5 ADJOURNMENT: The meeting was adjourned at 8:29 p.m.

Respectfully submitted by:
Marcia Phillips
Assistant Recorder