



Planned Residential Development Staff Report and Recommendation

Community Development Department, Planning Division

REPORT DATE: July 10, 2023

HEARING DATE: July 17, 2023

LAND USE REQUEST: Planned Residential Development consisting of 65-lots including 59 lots for detached dwellings and 6 lots for attached dwellings

FILE NUMBER: 311-22-000027-PLNG

FILE NAME: Ritchey Ridge Planned Development and Subdivision

PROPERTY LOCATION: 1120 - 1260 Pacific Avenue
Washing County Tax Lots: 1S4010000800, 1S4010001000,
1S04010002800, 1S04010002900

OWNER: Rick and Steve Schmunk
5644 SE McInnis Street
Hillsboro, Oregon 97123

APPLICANT: John DeJong, Tech Engineering
PO Box 80483
Portland, Oregon 97280

APPLICANT'S REPRESENTATIVE: John Dejong, Tech Engineering
PO Box 80483
Portland, Oregon 97123

COMPREHENSIVE PLAN MAP DESIGNATION: A-Medium and B-Standard

ZONING MAP DESIGNATION: Residential R-7 and R-5

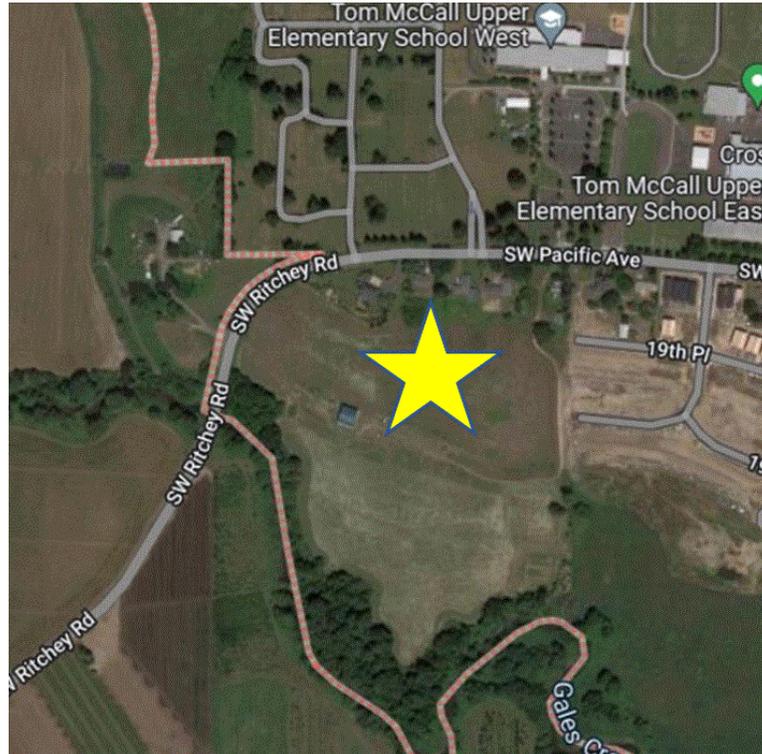
APPLICABLE STANDARDS AND CRITERIA: City of Forest Grove Development Code:
§17.3.100 et. seq. *Residential Zones*
§17.4.200 et. seq. *Planned Developments*
§17.6.095 et. seq. *Subdivisions*
§17.8.600 et. seq. *Public Improvements*
§17.8.900 et. seq. *Land Division Standards*

REVIEWING STAFF: Daniel Riordan, Senior Planner

RECOMMENDATION: Staff recommends approval with conditions

I. LAND USE HISTORY

Ritchey Ridge is a proposed planned residential development and concurrent subdivision on vacant land west of the Gales Creek Terrace development and south of Pacific Avenue. The site, as shown on the image below, has historically been used for agriculture purposes.



Prior to 2014, the property was zoned Residential Multifamily High. As part of the update to the Forest Grove Comprehensive Plan completed in 2014 the property was re-designated single-unit Residential R-7 and R-5. The change in zoning was based in part on the site's location at the periphery of the City's urban area. In addition, the site is not served by transit service which is one location factor for designating land Residential Multifamily High on the Official Zoning Map.

With the adoption of Oregon House Bill 2001 in 2019 and subsequent amendments to the Forest Grove Development Code, the R-7 and R-5 zoning districts now provide the opportunity to construct a variety of housing types including single-unit detached homes, single-unit attached homes, duplexes, triplexes, quadplexes and cottage clusters. Consistent with the intent of House Bill 2001, the proposed development includes 59 single-unit homes and 6 attached townhomes.

II. ANALYSIS

The applicant requests approval of a planned development and concurrent subdivision. Planned developments allow for deviations from certain development standards that would otherwise apply to subdivisions. As stated in Development Code §17.4.215(A): "The development standards of the base zone apply, unless they are superseded by the standards of this section or the PD

approval. Exceptions from the standards of the underlying zoning district must be warranted based on the unique design and amenities incorporated into the development plan, and shall have a beneficial effect which could not be achieved using the standards of the underlying zoning district.” The City Attorney has advised that planned developments cannot be used to achieve waivers or exceptions from other sections of the Development Code.

A. DESCRIPTION OF PROPOSAL:

The applicant proposes a development with a total of 65 lots of which 59 lots are for single-unit detached homes and 6 lots are for attached townhomes. The development site is approximately 10.6 acres in area. The proposed site plan also includes several tracts of land set-aside for open space and water quality purposes. Tracts are dispersed throughout the development sites. The Development Code requires that at least 20% of the buildable portion of a planned development not in streets and driveways must be devoted to open space (DC §17.4.215(K)). The tracts identified for open space comprise 2.3 acres or about 27% of the development not devoted to streets and driveways.

Proposed townhouse lots range in size from 2,252 square feet to 2,402 square feet. The Development Code establishes a minimum lot size of 1,500 square feet in the R-5 and R-7 zones. Lots intended for single-unit detached homes range in size from 3,007 square feet to 6,077 square feet. The standard minimum lot size established by the Development Code is 3,500 square feet in the R-5 and R-7 zone unless smaller lots are approved as part of a planned development. When a proposed planned site includes more than one base zoning district, the uses and residential density may be allocated throughout the site without regard to zoning boundaries (Development Code §17.4.215(D)).

Access to the development will be provided from 19th Place and 19th Avenue which currently terminates at the Gales Creek Terrace development. A new local street intersecting with Pacific Avenue near the western boundary of the development site and new private street intersecting Pacific Avenue serving four lots and a tract near the center of the development site are also proposed.

The proposed right-of-way for the extension of 19th Place is 58 feet consistent with the right-of-way in the Gales Creek Terrace development. The proposed right-of-way for the extension of 19th Avenue is 54 feet consistent with the street cross-section in the Gales Creek Terrace development.

As noted above, a new local street, labeled Schmunk Street on the site plan, near the western boundary of the development is proposed. The proposed right-of-way cross section is 54 feet similar to the 19th Avenue street cross-section. The new local street would end at 19th Place.

The site plan also shows a private street serving lots 16 through 19. The proposed private street is 35 feet in width. Sidewalks are proposed for one side of the street. The City’s minimum standard street width for a local street is 50 feet with sidewalks on both sides of the street. The Development Code grants the City Engineer authority to approve standards for private streets (Development Code §17.8.610(T)(1)). As required by Development Code §17.8.120(D), the private residential access drive shall be maintained in accordance with the provisions of the Uniform Fire Code. This requirement shall be included in the CC&Rs for the development and a private maintenance agreement benefitting Lots 16 through 19 and Tract E shall be recorded.

Nineteenth Avenue is shown to terminate in a cul-de-sac. The sites show a cul-de-sac street approximately 430 feet in length. The cul-de-sac street would serve 20 lots. The Development Code in §17.8.610(K) states a cul-de-sac shall be no more than 200 feet long, shall not provide access to greater than 20 dwelling units, and shall only be used when environmental or topographic constraints, existing development pattern, or strict adherence to other standards in this Code preclude street extension and through circulation. The need for the cul-de-sac is due to the vertical and horizontal curve of Ritchey Road at the western edge of the development site. The curve precludes a safe street intersection with Ritchey Road if 19th Place were extended. In addition, Ritchey Road is a Washington County facility and any access onto Ritchey Road requires Washington County approval which is not guaranteed.

Ritchey Ridge is proposed to be constructed in one phase. Development Code §17.4.220(D) stipulates a time limit for planned developments. The final plat for the final phase must be submitted no more than 4 years from the date of tentative plat approval. If that final plat is not submitted within 4 years, the tentative plat will need to be resubmitted for review against the Development Code criteria in effect at that time.

B. SITE EXAMINATION:

The development site consists of four discrete parcels with a gross land area of approximately 10.6 acres. The site slopes to the south and southwest toward Gales Creek. Gales Creek which is located between 250 to 800 feet south of the southern property boundary. The site's high point is approximately 244 feet near the center of the property and the low elevation is 179 feet at the south end of the site. Grades range from nearly level to a maximum of approximately 15%.

The site contains an abandoned house and barn near Pacific Avenue. The property primarily consists of open grassy land which has historically been used for agricultural purposes. The land was farmed until 2017 or 2018 for growing wheat.

Due to the maximum slope of the property the Oregon Department of Geology and Mineral Industries has designated the site and surrounding area as a moderate landslide hazard area. No landslides have been mapped on the property. Geological assessment will be required for each building lot prior to issuance of building permits.

C. COMPREHENSIVE PLAN DESIGNATION & ZONING OF SITE & AREA:

LOCATION	COMPREHENSIVE PLAN DESIGNATION	ZONE DISTRICT	LAND USE
Project Site	A-Medium B-Standard	R-7 R-5	Mostly fallow
North	Institutional	Institutional	Cemetery School
South	Outside Urban Growth Boundary	Washington County	Floodplain
East	High Density Residential	Residential High (RH)	High Density Residential

		Density	Subdivision
West	Inside Urban Growth Boundary B-Standard	Inside Urban Growth Boundary Washington County FD-10	Low Density Residential

D. DENSITY:

Development density is calculated based on the net land area of a development site. Net land area is the gross area less rights-of-way dedications and tracts set aside for common usage. Given the proposed number of homes (65) and net land area (approximately 8.5 acres) the net density of the proposed development is 7.65 units per acre which falls between the target density for the A-medium and B-Standard Comprehensive Plan designation of 8.71 and 6.22 units per net acre respectively.

E. TRANSPORTATION:

The applicant provided a traffic impact study prepared by a registered engineer. The study is attached with the application materials (Exhibit A). The analysis compares current conditions with traffic potentially generated by the proposed development. The study also addressed potential impact at nearby street intersections including Pacific Avenue and B Street, Pacific Avenue and E Street, and B Street and 19th Avenue.

The traffic analysis indicates studied street intersections will operate acceptably during the afternoon peak hour (worst case scenario) with the proposed development upon completion and at build out. The analysis concludes that no mitigations are necessary or recommended with development of the site. There's no additional information in the record that suggests traffic mitigation is needed.

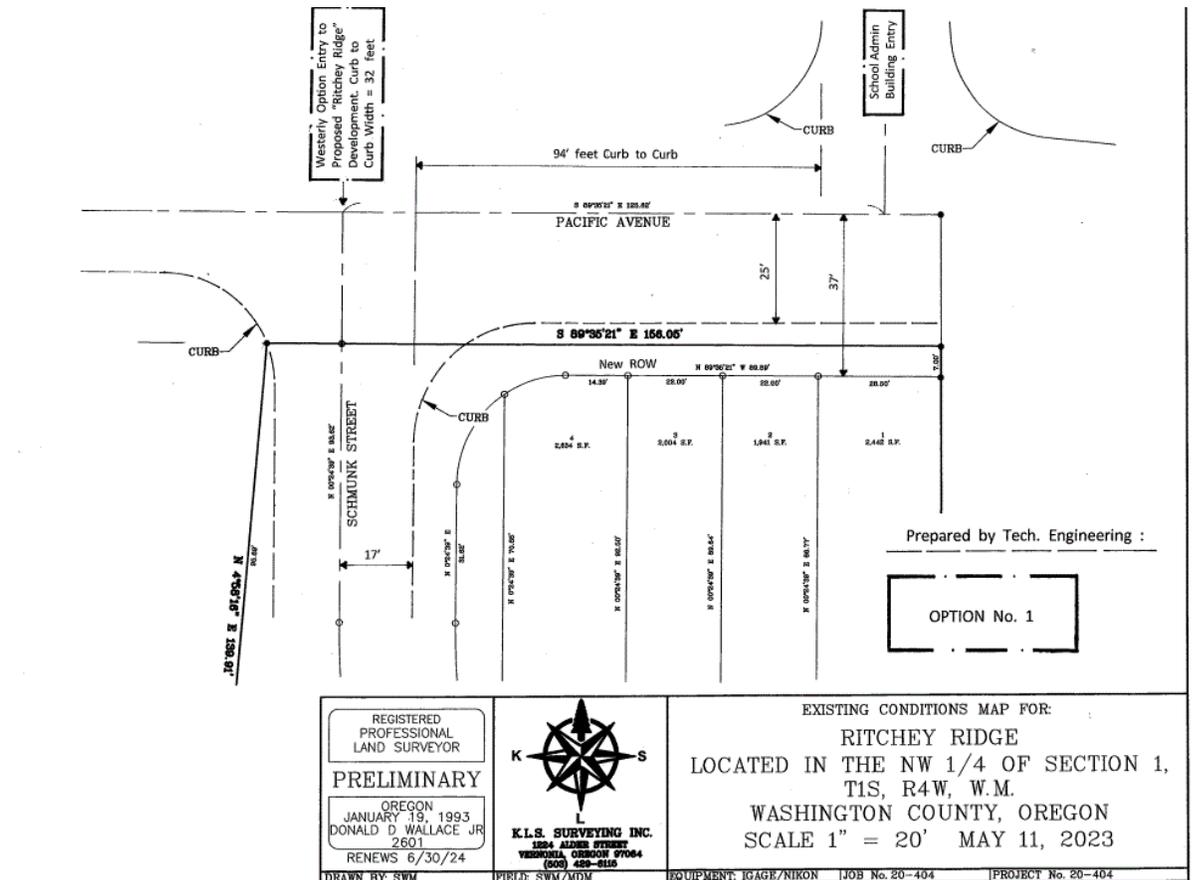
The traffic study recommends the applicant must work with City staff to limit parking along the south frontage of Pacific Avenue at the new access street in order to maintain maximum line of sight in both directions of travel. The study goes on to state any vegetation, landscaping, and sign monument placement must be reviewed and approved by City staff. This is a proposed condition of approval.

The application was provided to Washington County for review since Pacific Avenue in this part of the City and Ritchey Road are Washington County facilities. Washington County provided comments which are attached (Exhibit G). Comments provided by Washington County are provided below.

The applicant has proposed a public street approximately 94 feet from the private access that serves the property directly across Pacific Avenue from the development site (Washington County Tax Lot 1N4360002100). The proposed street connection does not meet Washington County access standards because the proposed use is not permitted direct access to a collector and the public street does not meet 100 feet of spacing from other access points. Pursuant to the Washington County Road Design and Construction Standards, an access that does not meet the access standards shall submit a design exception as required by Section 220. Therefore, the applicant will be required to obtain

design exception approval from the Washington County Engineer as part of the plan review for public improvements on Pacific Avenue.

City staff is supportive of the location and design of the proposed public street connection noted as Option 1 below. This is because the public street connection provides an alternative and direct way in and out of the development without having to travel through the Gales Creek development to access High Street to the east.



In addition to the required design exception, Washington County has requested that the applicant note on the final plan the following:

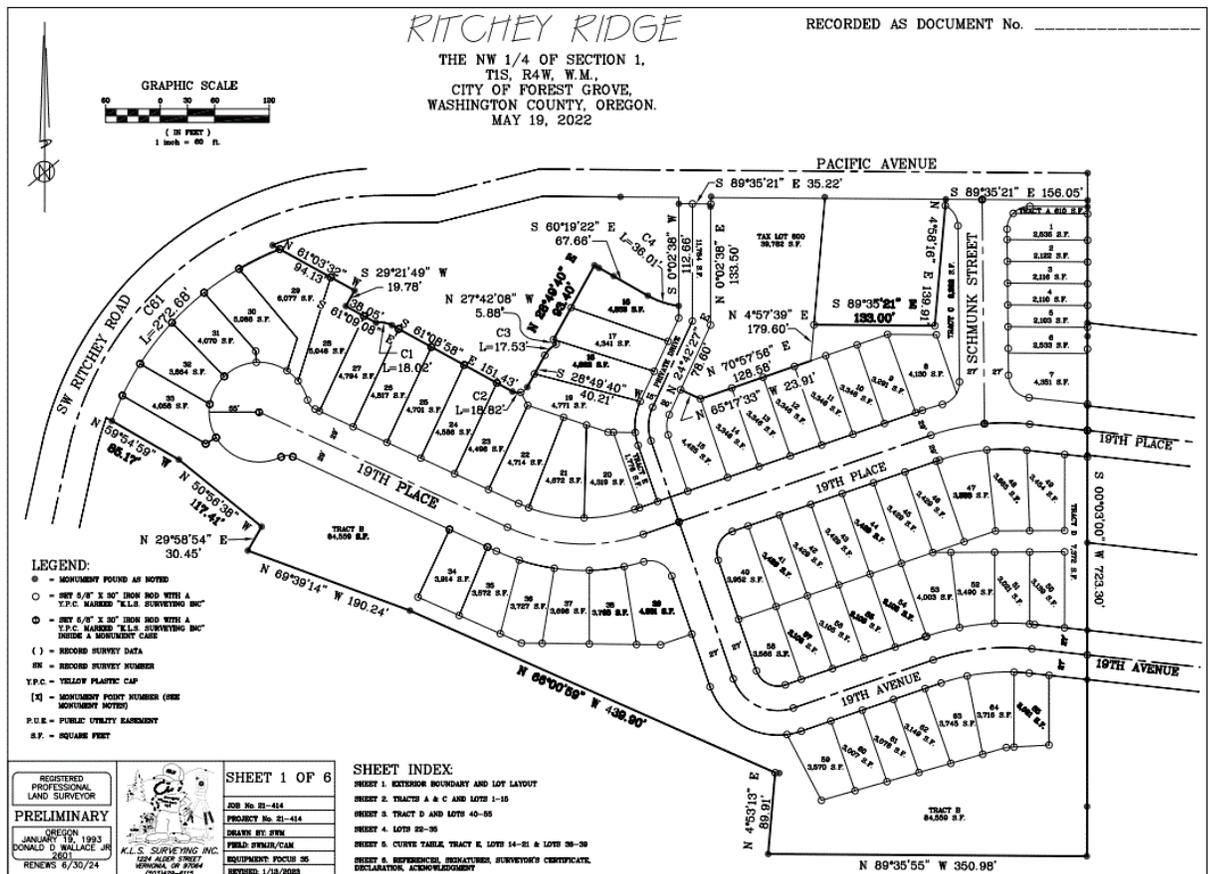
- Obtain a Washington County facility Permit for the public improvements on Ritchey Road and Pacific Avenue;
- Construct a half-street improvement to Washington County collector (3 lanes) standards pre the direction of the County engineer along the frontage of Pacific Avenue and Ritchey Road. The half-street shall include collector pavement width, bike lane, curb/gutter, 5-foot sidewalk, 6-foot planter strip with street trees and conduit per County standards;
- Installation of continuous street lighting along the site's frontage of Ritchey Road and Pacific Avenue to Washington County standards;
- Closure of all existing driveways/access on Ritchey Road and Pacific Avenue;
- Construction of an emergency access on Pacific Avenue per County/Fire District requirements;
- Provide a preliminary sight distance certification for the site's new public street on Pacific Avenue;

- Provision of a non-access restriction along the site's frontage Ritchey Road and Pacific Avenue;
- Dedication of right-of-way to meet 37 feet from the centerline of Ritchey Road and Pacific Avenue and adequate corner radius at the intersection with the new public street/Pacific Avenue; and
- Dedication of an 8-foot public utility easement along the site's frontage of Ritchey Road and Pacific Avenue.

F. SITE DESIGN:

The proposed preliminary lot layout is shown below. Lots intended for attached townhomes are located at the northwest portion of the development site adjacent to Pacific Avenue and Schmunk Street. Several lots in the proposed development are oriented to maximize orientation for solar access. This is achieved when a lot has a north-south dimension of 90 feet or more or the lot has a front lot line that is oriented within 30 degrees of a true east-west axis.

PRELIMINARY LOT LAYOUT



G. SETBACKS:

Detached Homes

Planned development approval is required for reduced building setbacks which the applicant requests. Proposed building setbacks are shown on the preliminary plans submitted with the application and summarized in the table below.

MINIMUM SETBACK	MINIMUM REQUIRED	MINIMUM PROPOSED
Front yard, dwelling	14 feet	14 feet
Front yard, garage	20 feet	20 feet
Rear yard	15 feet	12 feet
Interior side yard	5 feet	3 feet
Corner side yard	14 feet	10 feet

A condition is proposed for corner side yards adjacent to a street. Corner side yards adjacent to a street must be at least 11 feet in width to avoid conflicting with the required 10-foot public utility easements along a lot's street frontage. No encroachments into or over the public utility easement are allowed.

Attached Homes

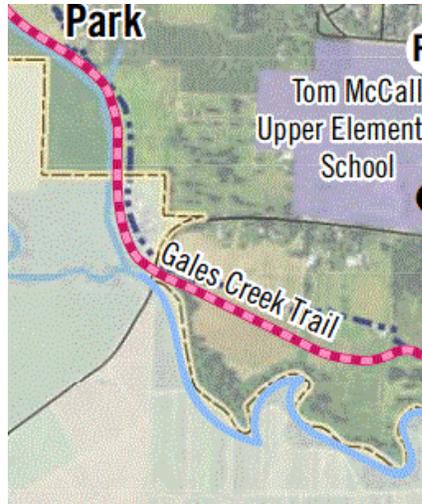
MINIMUM SETBACK	MINIMUM REQUIRED	MINIMUM PROPOSED
Front yard, dwelling	12 feet	14 feet
Front yard, garage	20 feet	20 feet
Rear yard	10 feet when not adjacent to alley	12 feet
Interior side yard	0 feet common wall construction 5 feet exterior wall at end of structure	0 feet common wall construction 3 feet interior lot side yard between Lot 1 and Tract A
Corner side yard	14 feet	14 feet

H. PARKING:

Units will have garages and driveways suitable for parking vehicles. The site plan includes a tract at corner of 19th Place and the proposed private street for additional parking. Consistent with restrictions on locating driveways closer than 20 feet to an intersecting street right-of-way in the Development Code §17.8.130(A), no parking stalls on Tract E shall be closer than 20 feet to the 19th Place right-of-way. Access to Tract E directly from 19th Place shall be prohibited

I. PUBLIC TRAIL:

The Parks and Recreation Master Plan, adopted by City Council, in 2016 shows a future multi-purpose trail along the urban growth boundary adjacent to the development site. The trail would extend from the Gales Creek Terrace development along the southern periphery of the development site to Ritchey Road. The applicant has agreed to work with the City's Parks and Recreation Department Director on the siting and constructing the trail.



As a condition of approval an easement shall be provided for construction of trail on Tract E. The final plat shall include a note that Tract E is subject to a public access trail easement, over its entirety. The final plat shall include a note that Grant a public access easement over Tract E for future construction of the trail described in the Parks and Recreation Master Plan. The trail easement shall be designed and improved consistent with the requirements of Development Code §17.8.100 (Access and Circulation).

J. FARM ACCESS:

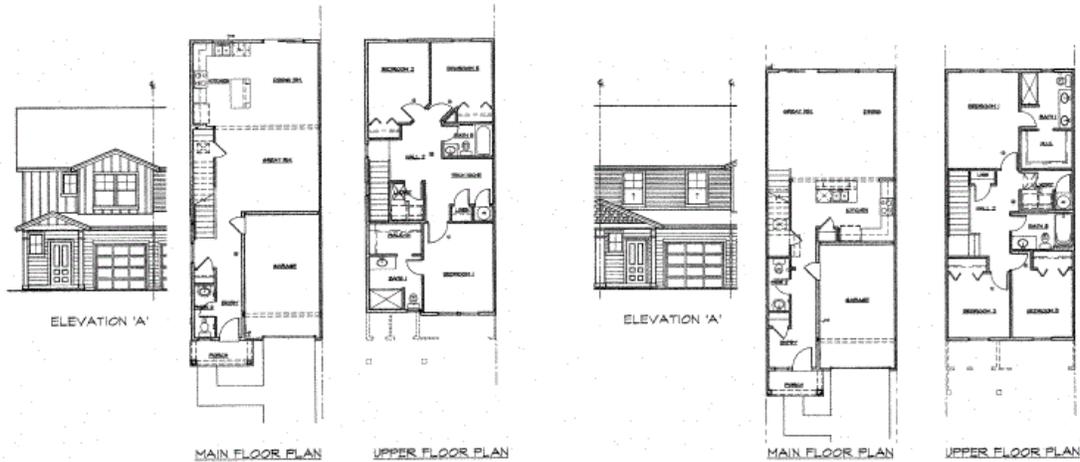
The application indicates there's an existing farm access driveway at the southeast corner of the site which will remain and will be utilized as maintenance access to a water quality facility. As required by the Development Code (§17.8.125(A)(1) service drives for non-residential uses shall be fully improved with hard surface pavement with a minimum width of fifteen feet when accommodating one way traffic.

K. ARCHITECTURE:

An architectural pattern book is required for planned development approval (Development Code §17.4.215(G)). The application includes six prototypical home elevations for single-unit detached homes as shown below.



Elevations and floor plans provided for the attached townhomes are shown below.



Although prototypical home elevations were provided, the applicant did not include the required materials and color palette and fencing plan that addresses the relationship between public and private space and between the planned development site and abutting property. Prior to final plat approval the developer shall submit a materials and color palette and fencing plan for City review and approval.

L. PUBLIC IMPROVEMENTS:

The application includes letters from the Light and Power Department and City Engineering Division certifying the ability to provide electricity, sanitary sewer, stormwater sewer and water to the development site. The developer shall be required to enter into a public improvement agreement with the City Engineering Division.

M. COVENANTS, CONDITIONS AND RESTRICTIONS:

Prior to submittal of the final subdivision plat for approval the developer shall provide the Planning Division with a copy of proposed covenants, conditions and restrictions. The proposed CC&Rs shall not violate any City ordinance requirements unless modified by the land use approval for the proposed project.

The CC&Rs shall include a provision that issuance of building permits on individual lots are subject to the recommendations or requirements from the geotechnical analysis required by the Building Division.

The CC&Rs shall also include provisions for adequately maintaining any common areas including the private access street including identification of the party responsible for maintaining the area and sufficient annual funding to conduct necessary maintenance.

The CC&Rs shall also include a statement that the CC&Rs cannot be changed or deleted without approval by the Community Development Director.

III. REQUIRED APPROVALS AND FINDINGS

As required by the Forest Grove Development Code public notice was mailed to property owners and residents within 300 feet of the site. A copy of the mailing list is on file at the Planning Division office. Notice was also published in the *News Times* on June 27, 2023. In addition, the site was posted with two signs indicating "Proposed Land Use Action Affecting this Property". Staff received one phone call in response to the signs. Notice was also posted at Forest Grove City Hall and the Forest Grove Community Auditorium.

Copies of the application materials were provided to the City's inter-departmental Plans Review Board for review and comment. The Plans Review Board includes staff representing the Building Division, Planning Division, Engineering Division, Fire Department and Light and Power Department. Application materials were also provided to Washington County, since the County has jurisdiction over adjacent portions of Pacific Avenue and Ritchey Road. Conditions of approval proposed by Washington County are attached to this report. Application materials were also provided to the Tualatin Valley Irrigation District.

Development Code §17.4.220(C) *Approval Criteria* authorizes the Planning Commission to approve a Planned Development if it finds that the following approval criteria are met or can be met through conditions of approval as allowed by Development Code §17.1.310.

1. The plan fulfills the purpose for PDs stated in DC §17.4.200 (as follows);

The purpose of the Planned Development (PD) provisions is to provide greater flexibility in the development of land for residential, commercial or industrial purposes than allowed by the conventional standards of the Development Code.

A PD is not intended to be simply a means of avoiding normal Development Code requirements. The PD provisions are intended to:

- A. *Promote flexibility and innovation in site design and permit diversity in the location of structures in order to preserve natural features and view corridors;*

Finding: The application states "As demonstrated with the Preliminary Plans included with this request, the site is designed to have good street connections and traffic flow, open spaces and cohesive layout of the homes to provide a very attractive development. The area is naturally scenic and there is a wetland area to the south".

Finding: The site plan provides diversity in lot sizes including lots accommodating six attached townhouses. Since proposed lots range in size from 2,103 square feet to 6,077 square feet and this range provides diversity in size Criterion A is met.

Finding: The proposal includes an open space tract along the southern edge of the development site adjacent to the urban growth boundary. The open space tract provides a view corridor toward Gales Creek and adjacent agricultural land. In addition, staff recommends a condition that

an easement be provided for future construction of the multi-use public trail that current ends at the Gales Creek Terrace development. The public trail will allow for views to adjacent natural features including lands adjacent to Gales Creek and nearby agricultural land. The open space tract and easement for future construction of the multi-use trail preserves a view corridor consistent with Criterion A.

B. Promote innovative and creative design by providing a variety and mixture of building types and architectural styles;

Finding: The application states “This planned development is proposed for townhouse and detached single family homes”.

Finding: The proposal includes lots for single-unit detached homes and lots for six attached townhomes providing a mixture of building types. This meets the intent of providing a variety and mixture of building types since more than one dwelling type is proposed consistent with the intent of Criterion B.

Finding: The proposal includes six prototypical house elevations for the single-unit homes with various front facade styles.

C. Promote efficient use of land and facilitate a more economical arrangement of buildings, circulation systems, land uses, and utilities when compared with conventional development patterns;

Finding: The application states “if the applicant sticks strictly to the requirements of each underlying zones, it would be difficult to create lots that are cohesive, streets that provide vehicle and pedestrian connections and open space. The flexibility allowed by the Planned Development promotes efficient use of the land, preserves, territorial views and a more economical arrangement of future homes”.

Finding: The proposed development plan includes a variety of lots sizes including lots for attached homes ranging in size from 2,103 square feet to 2,535 square feet. The average lot size in the proposed development is 3,870 square feet. Lots smaller than the average lot size represents an efficient use of land and provides an economical arrangement of buildings since utilities can be provided in a more cost-effective manner compared to large lots and conventional development patterns.

Finding: The proposed circulation system extends 19th Place and 19th Avenue from the Gales Creek Terrace development into the site. The proposal also includes a new public local street intersecting with Pacific Avenue and new private street also intersecting with Pacific Avenue. The street connections provide multiple ways into and out of the development.

D. Preserve to the greatest extent possible existing landscape features and amenities such as trees, creeks, ponds, floodplains, hills and similar natural assets, and incorporate such features into the design of the PD;

Finding: The application states “This Planned Development allows for a better arrangement of the streets, homes, and open spaces which in turn

allows preservation of views of natural areas and the wetlands to the south”.

Finding: The development will not encroach into the Gales Creek floodplain and therefore, preserves to the greatest extent possible existing landscape features such as creeks and floodplains. As such, Criterion D is met.

Finding: The site plan includes an open space tract along the southern edge of the development site. The tract will include an easement for future construction of a public multi-use trail. Since the tract and future trail are at the edge of the development site and provides views to the Gales Creek floodplain and nearby agricultural land the proposed planned development incorporates these natural features into the design of the planned development.

- E. *To encourage the provision of open space and recreational facilities in a generally central location and within reasonable walking distance of all living units in residential planned developments;*

Finding: The application states “The Planned Development incorporates open spaces throughout the site. Sidewalks with planter strips and street trees are proposed along all public ways. All open spaces are to be full landscaped with native plants”.

Finding: The development plan includes several open space tracts scattered throughout the site. The tract and the southern edge of the development site is the largest and will include an easement for future construction of a public multi-use trail. The trail will be accessible to all residents in the planned development. The trail will be approximately 500- to 600-feet from the northern edge of the development site adjacent site which is about 1/10th of mile. A rule of thumb is reasonable walking distance is ¼ mile or less. Therefore, the location of the trail will be within a reasonable walking distance for future residents consistent with Criterion E.

- F. *Combine and coordinate architectural styles, building forms and building relationships within the PD; and*

Finding: The application states “This planned development will provide a variety of home facades and color palates that are coordinated but yet provide diversity. A Home Owner’s Association will have architectural control for the PD”.

Finding: The application includes six designs for the single-unit homes. The architectural styles appear coordinated in terms of scale, height and common elements including windows, door placement and trim. The multiple designs, consistent scale, and similar structure height demonstrate coordination of architectural styles. Therefore, Criterion F is met.

Finding: The application indicates a homeowner’s association will have architectural control for the planned development. This will ensure that Criterion F continues to be met.

G. Provide the applicant with reasonable assurance of ultimate approval before requiring detailed design and engineering, while providing the City with assurances that the project will retain the character envisioned at the time of approval.

Finding: The applicant states “The applicant will provide necessary materials to assure the PC that the Planned Development will be designed and constructed with the overall cohesiveness in mind”.

Finding: With Planning Commission approval of this project, the applicant would be provided reasonable assurance of the ultimate approval of detailed designs and engineering. The City would be assured that the project would retain the character envisioned at the time of approval by the Planning Commission’s adoption of the conditions listed below.

- 2. The plan meets the submittal requirements of DC §17.4.220(B) Preliminary Plan Review:*

Finding: The application includes most, but not all, submittal requirements including a complete architectural plan book. With a proposed condition of approval that the missing information be provided for City review and approval prior to review and approval of the final planned development plan and final subdivision plat this criterion can be met.

- 3. Adequate public services exist or can be provided to serve the proposed PD; and*

Finding: The application includes letters from the City’s Engineering Division and Light and Power Department certifying that adequate public facilities exist or can be provided to serve the proposed planned development. These certifications demonstrate that Criterion 3 is met.

- 4. Where a tentative subdivision plat is requested, the requirements of DC Article 8 are met.*

Finding: The applicant, or subsequent development, will be required to meet all requirements of Development Code Article 8 not otherwise modified by the planned development approval. This includes requirements for access and circulation, landscaping, public improvements, building design, land division standards and covenants, conditions and requirements (CC&Rs). Requested modifications to Development Code Article 8 standards through the requested planned development approval include the design of the private street, and length of the 19th Place cul-de-sac. The Development Conditions of approval are attached (Exhibit C).

IV. SUMMARY

The applicant has requested review of this project as a planned development in order to have flexibility in the application of certain setback standards and to allow a cul-de-sac in excess of 200 feet due to the alignment of Ritchey Road and site topography. In summary, the results of approving the application as submitted would be:

Attributes

- i. Reduced setbacks would allow more efficient use of the land.
- ii. Reduced setbacks would result in smaller lots; thus, the applicant may be able to create more lots out of a given area.
- iii. The proposed development provides more than 20% of the site as open space.
- iv. Attached housing provides an additional housing choice in an area that has otherwise been developed almost exclusively with detached homes.
- v. The development a small area for additional off-street parking at the proposed private road and 19th Place.

Concerns

- i. Reduced setbacks mean houses would be closer together, with smaller side yards, less landscaping, and less privacy.
- ii. The private street provides an additional access point to the development but is narrower than the minimum right-of-way required for a public street.
- iii. The private street provides a sidewalk on only one side of the street which doesn't meet the requirement that would apply if the street were a public street.
- iv. Existing farm access driveway to remain ad should be controlled/restricted.

V. ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the PRD as proposed.
2. Approve the PRD with conditions.
3. Deny the application, stating reasons for doing so.
4. Continue the matter to a date certain for further consideration.

VI. RECOMMENDATION

Staff finds that the application has adequately demonstrated compliance with the applicable provisions of the Development Code. Based on the above, staff recommends that the Planning Commission approve the application for the Parkview Terrace Planned Development, subject to the following conditions.

VII. PROPOSED CONDITIONS OF APPROVAL

1. The applicant is bound to the project description and all representations made by the applicant during the application and decision-making proceeding.
2. All plans submitted to date are considered conceptual only. Detailed plans and specifications must be submitted that demonstrate compliance with standards and regulations adopted by the City of Forest Grove and/or all other agencies that have jurisdiction.
3. The applicant shall continue to comply with all applicable City building and development standards, including all dimensional standards and public works specifications.
4. Front yard setbacks shall be a minimum of 14 feet to habitable space and 20 feet to a garage door.

5. Corner side yard setbacks shall be a minimum of 11 feet. No encroachments are allowed into or over any public utility easement along the street frontage
6. Interior side yard setbacks shall be a minimum of 3 feet. Townhouse Lots 1 through 6 shall have a zero-foot interior property line for abutting structures.
7. Rear yard setbacks shall be a minimum of 12 feet
8. Driveway widths shall not exceed 50% of the width of any detached home lot.
9. Combined driveway widths for attached home lots shall not exceed 30 feet.
10. At least 25% of the homes shall be of a distinctly different architecture. These homes shall be scattered throughout the project site. This condition shall be incorporated into the recorded CC&Rs and enforced by the Homeowner's Association.
11. A six-foot-tall wooden privacy or good neighbor fence is required along the Ritchey Road and Pacific Avenue frontages abutting Lots 29 through 33 and Lot 1. The fence shall be installed concurrently with the construction of the Phase 1 public improvements.
12. Sidewalks shall be installed on both sides of all public streets in accordance with Development Code §17.8.610 and §17.8.620.
13. The proposed private street adjacent to Lots 16 through 19 and Tract E shall have a minimum right-of-way of 35 feet and a curb-to-curb street width of at least 24 feet. A concrete sidewalk at least 5 feet in width shall be installed along one side of the proposed private street.
14. "No Parking" signs shall be posted along both sides of the private access road for lots 15 through 19.
15. No parking stalls on Tract E shall be located closer than 20 feet from the 19th Avenue right-of-way.
16. The minimum right-of-way width for 19th Avenue shall be 54 feet and match and continue the 19th Avenue street cross-section established in the Gales Creek Terrace Development.
17. The minimum right-of-way width for 19th Place shall be 58 feet and match the street cross-section for 10th Place established in the Gales Creek Terrace Development
18. A non-access restriction shall be recorded for all lots and tracts along the site's frontage of Ritchey Road and Pacific Avenue.
19. No parking shall be allowed on Pacific Avenue or Ritchey Road.
20. All landscaping and sign monument placement must be reviewed and approved by the Forest Grove Planning Division to ensure compliance with clear vision requirements contained in Development Code §17.8.155.
21. The applicant is required to obtain a Design Exception from Washington County as outlined in Section 220 of the Washington County Road Design & Construction Standards for street intersection Option 1. This shall be done as part of the plan review for the public improvements on Pacific Avenue for the proposed intersecting public street labeled as Schmunk Street.
22. The applicant is required to comply with all Washington County proposed conditions of approval dated June 7, 2023 (Exhibit G).
23. An access to the water quality facility on Tract F, improved to the specifications of the City Engineer, is required. The access shall be maintained in accordance with the provisions of the Uniform Fire Code.
24. CC&Rs shall be provided to the City Planning Division for review prior to or with an application for final plat approval.
25. The CC&Rs shall include provisions for the continued maintenance of the access road serving lots 15 through 19 and Tract E intended for off-street parking.
26. The CC&Rs shall provide adequate provisions including but not limited to funding for the maintenance of the water quality tract. To ensure the funding mechanism is adequate, provide an estimate of the total anticipated

- maintenance expenses for a ten-year period, and describe how those expenses will be met.
27. Prior to final plat approval the applicant shall submit for Planning Division review and approval a materials and color palette and fencing plan.
 28. Prior to final plat approval, submit a tree protection plan prepared by a certified arborist, consistent with the provisions of DC §17.5.115, for all trees proposed to be preserved on-site and trees to remain adjacent to the perimeter of the development site. The tree protection plan must be submitted to the Forest Grove Planning Division prior to final plat approval.
 29. Submit landscape plans for common open areas, the perimeter of the PD, and other landscaped areas consistent with the provisions of DC §17.4.225.C.5.
 30. The developer shall grant a public trail easement over the entirety of Tract F and must construct a public multi-use trail concurrent with development consistent with the 2016 Parks and Recreation Master plan. The final plat shall and shall a note that Tract F is subject to a public trail easement.
 31. A final geotechnical report shall be submitted with final engineering plan review demonstrating compliance with DC §17.8.310 for sloped areas at or above 10%.
 32. The applicant is required to comply with the attached Light & Power Department Standards and Special Conditions (Exhibit E). Prior to an application for final plat approval contact the Light and Power Division on the placement of electrical infrastructure
 33. The applicant is required to comply with the attached Engineering Conditions of Approval (Exhibit F). Prior to final plat approval consultant with the Engineering Division on locations for water, sanitary sewer, and storm drainage infrastructure.
 34. The final plat shall include a note that this subdivision is subject to the conditions of approval imposed by the City of Forest Grove set forth in Case File No. 311-22-00027-PLNG.

VIII. EXHIBITS

The following exhibits were received, marked, and entered into the record as evidence for this application at the time this staff report was written. Exhibits of evidence received after the date of this report will be marked beginning with the next consecutive letter and will be entered into the record at the time the Public Hearing is opened, prior to oral testimony.

- Exhibit A** Application Materials, prepared and submitted by the applicant
- Exhibit B** Correspondence Received
- Exhibit C** Development Code Standards and Specifications
- Exhibit D** Fire Department Standards and Specifications
- Exhibit E** Light and Power Standards and Specifications
- Exhibit F** Engineering Division Standards and Specifications
- Exhibit G** Washington County Conditions of Approval