

**Planning Commission Findings and Decision Number 2023-03**  
**To Approve the Ritchey Ride Preliminary Planned Development and Preliminary**  
**Subdivision Plat Including 59 Residential Lots for Single-Unit Detached Homes and**  
**6 Residential Lots for Single-Unit Attached Homes**  
**File Number: 311-22-000027-PLNG**

WHEREAS, the application for the Ritchey Ridge subdivision and planned development was filed by Tech Engineering on June 30, 2022; and

WHEREAS, the application was deemed complete by the City at the request of the applicant on June 19, 2023; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on the application on July 17, 2023; and

WHEREAS, following public testimony on July 17, 2023, the Planning Commission adopted a motion approving the Ritchey Ridge preliminary planned development and preliminary subdivision with conditions.

NOW, THEREFORE, The City of Forest Grove Planning Commission does hereby approve with conditions the Ritchey Ridge preliminary planned development and preliminary subdivision plat, making the following specific findings in support of this decision:

- 1) The Planning Commission accepts the application and attachments as providing a factual basis supporting the requested planned development and subdivision approval request.
- 2) The Planning Commission adopts by reference the staff report including findings and recommendations dated July 10, 2023.
- 3) The Planning Commission adopts the following findings in support of the Commission's decision as follows:

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: This planned development has been requested by the applicant in order to provide for the flexible application of the base zone standards of DC §17.3.120 & DC §17.3.130:

- Reduced corner lot side yard minimum building setback of 11-feet rather than the standard minimum 14 feet;

- Reduced side yard building setback of 3-feet rather than the standard minimum of 5 feet;
- Reduced rear-yard building setback of 12-feet rather than the standard minimum of 15 feet

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 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 facades.

*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 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 street circulation system extends 19<sup>th</sup> Place and 19<sup>th</sup> Avenue from the Gales Creek Terrace development into the site. The proposal also includes a new public local street intersecting 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 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 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 1/10<sup>th</sup> 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 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: 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.*

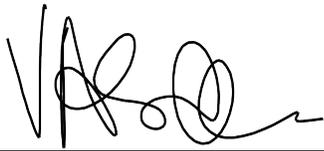
Finding: The applicant, or subsequent development, will be required to meet all requirements of Development Code Article 8 not otherwise modified by the planned development approval. This includes requirements for access and circulation, landscaping, public improvements, building design, land division 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 19<sup>th</sup> Place cul-de-sac.

Based on the information provided in the application and the findings above, the Planning Commission approves the application for Parkview Terrace subdivision and planned development with the following conditions:

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. The private street shall be maintained in accordance with the Uniform Fire Code. Access restrictions shall be approved by the City Fire Marshal.
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 19<sup>th</sup> Avenue right-of-way.
16. The minimum right-of-way width for 19<sup>th</sup> Avenue shall be 54 feet and match and continue the 19<sup>th</sup> Avenue street cross-section established in the Gales Creek Terrace Development.
17. The minimum right-of-way width for 19<sup>th</sup> Place shall be 58 feet and match the street cross-section for 10<sup>th</sup> 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 attached conditions of approval dated June 7, 2023.
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, 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.
28. 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.
29. 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.

30. 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%.
31. The applicant is required to comply with the attached Light & Power Department Standards and Special Conditions. Prior to an application for final plat approval contact the Light and Power Division on the placement of electrical infrastructure
32. The applicant is required to comply with the attached Engineering Conditions of Approval. Prior to final plat approval consultant with the Engineering Division on locations for water, sanitary sewer, and storm drainage infrastructure.
33. 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.
34. Prior to final plat approval, the applicant shall submit for Planning Division review and approval an architectural pattern book including description of building materials color palette and fencing plan.
35. Construction traffic is not allowed through the Gales Creek Terrace Development. Barricades at the end of 19<sup>th</sup> Place and 19<sup>th</sup> Avenue shall not be removed without prior authorization from the City Engineering Division.



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Virginia Sanderson, Chair

July 25, 2023

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Date