



A place where families and businesses thrive.

Monday, March 28, 2016

City Council Regular Meeting Minutes

7:00 p.m., Community Auditorium

***Minutes are unofficial until approved by Council.
Council approved minutes as presented April 11, 2016.***

1. CALLED TO ORDER AND ROLL CALL:

Mayor Peter Truax called the regular City Council meeting to order at 7:02 p.m. and led the Pledge of Allegiance.

ROLL CALL: COUNCIL PRESENT: Thomas Johnston, Council President; Richard Kidd; Victoria Lowe; Ronald Thompson; Elena Uhing (dismissed at 9:37 pm); Malynda Wenzl; and Mayor Peter Truax.

STAFF PRESENT: Jesse VanderZanden, City Manager; Paul Downey, Administrative Services Director; Rob Foster, Public Works Director; Tom Gamble, Parks and Recreation Director; Jon Holan, Community Development Director; Dan Riordan, Senior Planner; Derek Robbins, Project Engineer; George Cress, Light and Power Director (in the audience); J. F. Schutz, Police Chief (in the audience) and Anna Ruggles, City Recorder.

1. A. AWARD PRESENTATION:

Mayor Truax and Gamble read the commendation and presented a Certificate of Appreciation and plaque in special recognition of years of service to Steve Huffman, Parks Crew Supervisor, who is retiring after 25 years of service with the City. Dale Wiley, on behalf of the Community Forestry Commission (CFC), presented Huffman with a special recognition plaque for Huffman's 22 years of service as staff liaison to CFC.

1. B. PROCLAMATION:

National Mayor's Challenge for Water Conservation

Mayor Truax publicly proclaimed the month of April 2016, as "National Water Conservation Pledge Challenge Month in Forest Grove". Mayor Truax presented the proclamation to Brian Schimmel who received the proclamation on behalf of the Sustainability Commission.

2. CITIZEN COMMUNICATIONS:

Dr. Margit Rudy, Forest Grove, addressed Council and introduced herself and her husband, noting they purchased the derelict commercial property, commonly referred to as the old Shell Station at the corner of 19th Avenue and Birch Street, with the intention of building a locally sourced grocery store and community hub at this location.

Rudy distributed a brochure highlighting the preliminary site plan design and proposal for “Radlhof Station”, noting their project fully aligns with the goals and intentions of the City’s urban renewal redevelopment plan, and they would like Council’s support as they initiate financial support through a formal agreement with the Urban Renewal Agency, to which Mayor Truax thanked Rudy for vesting in Forest Grove.

3. CONSENT AGENDA:

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

- A. Approve City Council Work Session (Council Goal-Setting and Team Agreement) Meeting Minutes of March 14, 2016.
- B. Approve City Council Regular Meeting Minutes of March 14, 2016.
- C. Accept the Historic Landmarks Board Meeting Minutes of February 22, 2016.
- D. Accept Library Commission Meeting Minutes of January 12 and February 9, 2016.
- E. Accept Planning Commission Meeting Minutes of February 15, 2016.
- F. Accept Resignation on Public Arts Commission (Helvi Smith, Term Expiring December 31, 2017).
- G. **ENDORSE NEW LIQUOR LICENSE APPLICATION (BREWERY PUBLIC HOUSE) FOR RIDGEWALKER BREWING COMPANY, 1921 21ST AVENUE (APPLICANT: JASON CIRLINCIONE).**
- H. **ENDORSE LIQUOR LICENSE RENEWAL APPLICATIONS FOR YEAR 2016:**
 - 1. Thai House 2 (Limited On-Premises Sales) *ITEM REMOVED BUT NOT APPROVED*
 - 2. Urban Decanter (Full On-Premises Sales) *ITEM REMOVED AND APPROVED*

MOTION: Councilor Kidd moved, seconded by Councilor Uhing, to approve the Consent Agenda as amended. MOTION CARRIED 7-0 by voice vote.

Kidd removed Consent Agenda Item 3. H. 1. and 2., noting Thai House 2 closed its business and the business name has been changed, to which Ruggles affirmed she would contact the applicant and ask about the change of ownership.

MOTION: Councilor Kidd moved, seconded by Councilor Thompson, to approve Consent Agenda Item 3. H. 2. as presented and remove Agenda Item 3.H. 1. from the Consent Agenda at this time. MOTION CARRIED 7-0 by voice vote.

4. ADDITIONS/DELETIONS: None.

5. PRESENTATIONS:

5. A. Clean Water Services' State of the District

Foster introduced Mark Jockers, Clean Water Services (CWS) Government and Public Affairs Manager, who presented a PowerPoint presentation giving a historical overview of CWS, noting the City joined the Washington County sewer service district in 1969 and in 1970, the voters approved formation of a regional Unified Sewage Agency, which today is known as CWS, a water resources management utility serving more than 572,000 residents of urban Washington County; 12 partner cities; \$64.6M Budget/\$66M Capital; 58 million gallons of clean water a day; and provides a higher level of treatment than 98 percent of facilities in the U.S. Jockers reported CWS is doing more with less, referencing a flowchart showing CWS had nine employees per 10,000 residents in 1997 (366 FTEs); 6.3 employees per 10,000 residents in 1999 (268 FTEs); and 5.8 employees per 10,000 residents in 2016 (329.55 FTEs). In addition, Jockers referenced flowcharts titled "2015-16 Sanitary Sewer and SWM Rate and Local Surcharges to Meet Local Needs"; "Comparable Rates 2015-16"; and "10-Year Rate History" and addressed various topics pertaining to water supply growth planning, facility security measures and replacement of aging infrastructure.

5. B. Quarterly Financial Report for Period Ending December 31, 2015

Downey presented a PowerPoint presentation outlining the quarterly financial report ending December 31, 2015, noting this is the second quarter of the City's fiscal year ending June 30, 2016. Downey reported the quarterly report compares the budget to the year-to-date revenues and expenditures, noting the first section contains a graphical presentation of the revenues and expenditures in the General Fund with expenditures by departments and other major operating funds; second section of the report contains the line item detail for all of the City's funds; and third section is actual revenues received or expenditures disbursed through the end of the quarter and are compared to the year-to-date quarterly budget allotments and expressed in the detail report as both a dollar variance and percent variance. In conclusion of the presentation, Downey highlighted graphs pertaining to the General Fund, Building Services Fund, Information Systems Fund, Light Fund, Street Fund, Sewer Fund, Water Fund, Surface Water Management Fund, Equipment Fund and other funds, noting the Beginning Fund Balance for FY 2015-16 is just over \$6.15 million, which is \$214,000 over what the five-year financial forecast estimated the balance would be during the budget preparation for FY 2015-16.

6. SECOND READING OF ORDINANCE NO. 2016-02 AMENDING FOREST GROVE TRANSPORTATION SYSTEM PLAN (TSP) FOR INCLUSION OF COUNCIL CREEK REGIONAL TRAIL PREFERRED ALIGNMENT THROUGH THE CITY OF FOREST GROVE; FILE NO. 311-15-00033-PLNG

The first reading of Ordinance No. 2016-02 by title occurred at the Council meeting of March 14, 2016.

Staff Report:

Robbins and Foster presented the above-proposed ordinance for second reading, noting staff had nothing further to report.

Public Hearing Continued:

Mayor Truax continued the Public Hearing from the meeting of March 14, 2016, and explained hearing procedures.

Written Testimony Received:

No additional written testimony was received prior to the published deadline of March 28, 2016, 7:00 p.m.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the motion made at the meeting of March 14, 2016.

Mayor Truax read Ordinance No. 2016-02 by title for second reading.

ROLL CALL VOTE: AYES: Councilors Johnston, Kidd, Lowe, Thompson, Uhing, Wenzl, and Mayor Truax. NOES: None. MOTION CARRIED 7-0.

7. SECOND READING OF ORDINANCE NO. 2016-03 AMENDING FOREST GROVE DEVELOPMENT CODE ARTICLE 3, ARTICLE 4, ARTICLE 7 AND ARTICLE 12 AND DESIGN GUIDELINE HANDBOOK TO IMPLEMENT POLICIES OF THE FOREST GROVE COMPREHENSIVE PLAN; FILE NO. 311-15-00020-PLNG

The first reading of Ordinance No. 2016-03 by title occurred at the Council meeting of March 14, 2016.

Staff Report:

Riordan and Holan presented the above-proposed ordinance for second reading, noting staff received new written testimony as noted below.

Public Hearing Continued:

Mayor Truax continued the Public Hearing from the meeting of March 14, 2016, and explained hearing procedures.

Written Testimony Received:

Michael Goff, Forest Grove, submitted written testimony dated March 28, 2016, in support of Ordinance Nos. 2016-03, 2016-04 and 2016-05, stating as additional zoning changes are developed, Council is urged to consider the extensive unmet need for affordable housing throughout the region and to continue to pave the way for higher density, mixed-use development.

No additional written testimony was received prior to the published deadline of March 28, 2016, 7:00 p.m.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the motion made at the meeting of March 14, 2016.

Mayor Truax read Ordinance No. 2016-03 by title for second reading.

ROLL CALL VOTE: AYES: Councilors Johnston, Kidd, Lowe, Thompson, Uhing, Wenzl, and Mayor Truax. NOES: None. MOTION CARRIED 7-0.

8. **SECOND READING OF ORDINANCE NO. 2016-04 AMENDING FOREST GROVE COMPREHENSIVE PLAN MAP FOR PROPERTIES DESIGNATED TOWN CENTER SUPPORT AND COMMUNITY COMMERCIAL IN THE TOWN CENTER EXPANSION AREA ON THE COMPREHENSIVE PLAN DATED JANUARY 27, 2014; FILE NO. 311-15-00020-PLNG**

The first reading of Ordinance No. 2016-04 by title occurred at the Council meeting of March 14, 2016.

Staff Report:

Riordan and Holan presented the above-proposed ordinance for second reading, noting staff had nothing further to report.

Public Hearing Continued:

Mayor Truax continued the Public Hearing from the meeting of March 14, 2016, and explained hearing procedures.

Written Testimony Received:

No additional written testimony was received prior to the published deadline of March 28, 2016, 7:00 p.m.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no further discussion from the Council, Mayor Truax asked for a roll call vote on the motion made at the meeting of March 14, 2016.

Mayor Truax read Ordinance No. 2016-04 by title for second reading.

ROLL CALL VOTE: AYES: Councilors Johnston, Kidd, Lowe, Thompson, Uhing, Wenzl, and Mayor Truax. NOES: None. MOTION CARRIED 7-0.

9. SECOND READING OF ORDINANCE NO. 2016-05 AMENDING OFFICIAL FOREST GROVE ZONING MAP FOR PROPERTIES DESIGNATED NEIGHBORHOOD MIXED USE AND TOWN CENTER EXPANSION ON THE COMPREHENSIVE PLAN MAP DATED JANUARY 27, 2014; FILE NO. 311-15-00020-PLNG

The first reading of Ordinance No. 2016-05 by title occurred at the Council meeting of March 14, 2016.

Staff Report:

Riordan and Holan presented the above-proposed ordinance for second reading,

noting staff had nothing further to report.

Public Hearing Continued:

Mayor Truax continued the Public Hearing from the meeting of March 14, 2016, and explained hearing procedures.

Written Testimony Received:

No additional written testimony was received prior to the published deadline of March 28, 2016, 7:00 p.m.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no further discussion from the Council, Mayor Truax asked for a roll call vote on the motion made at the meeting of March 14, 2016.

Mayor Truax read Ordinance No. 2016-05 by title for second reading.

ROLL CALL VOTE: AYES: Councilors Johnston, Kidd, Lowe, Thompson, Uhing, Wenzl, and Mayor Truax. NOES: None. MOTION CARRIED 7-0.

10. SECOND READING OF ORDINANCE NO. 2016-06 AMENDING FOREST GROVE DEVELOPMENT CODE ARTICLE 3 TO ESTABLISH THE BUSINESS INDUSTRIAL PARK ZONE; FILE NO. 311-15-00027-PLNG

The first reading of Ordinance No. 2016-06 by title occurred at the Council meeting of March 14, 2016.

Staff Report:

Riordan and Holan presented the above-proposed ordinance for second reading, noting staff had nothing further to report.

Public Hearing Continued:

Mayor Truax continued the Public Hearing from the meeting of March 14, 2016, and

explained hearing procedures.

Written Testimony Received:

No additional written testimony was received prior to the published deadline of March 28, 2016, 7:00 p.m.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

In response to Thompson's concern pertaining to requiring a pump station near the floodplain zone, Riordan advised the plan shows the City has sufficient capacity and/or future extension will be required to serve future development in the mixed-use areas.

Hearing no further discussion from the Council, Mayor Truax asked for a roll call vote on the motion made at the meeting of March 14, 2016.

Mayor Truax read Ordinance No. 2016-06 by title for second reading.

ROLL CALL VOTE: AYES: Councilors Johnston, Kidd, Lowe, Thompson, Uhing, Wenzl, and Mayor Truax. NOES: None. MOTION CARRIED 7-0.

11. SECOND READING OF ORDINANCE NO. 2016-07 AMENDING FOREST GROVE DEVELOPMENT CODE ARTICLE 3, ARTICLE 7 AND ARTICLE 8 TO ADDRESS MARIJUANA FACILITIES; FILE NO. 311-15-00028-PLNG

The first reading of Ordinance No. 2016-07 by title occurred at the Council meeting of March 14, 2016.

Staff Report:

Holan presented the above-proposed ordinance for second reading, noting staff received new written testimony as noted below. Holan recapped the staff report heard at the meeting of March 14, 2016, noting the codes address all seven marijuana related activities, which include medical marijuana dispensaries; recreational retail sales; medical grow (also called producers); recreational grow (also called producers);

medical processors; recreational processors and wholesaling.

Public Hearing Continued:

Mayor Truax continued the Public Hearing from the meeting of March 14, 2016, and explained hearing procedures.

Written Testimony Received:

Joshua Wolf, Wolf Legal, representing Progressive Property Management (PPM), submitted a letter dated March 28, 2016, in support of Ordinance Nos. 2016-07 and 2016-08 and testifying PPM is currently in the process of planning redevelopment of the old Matsushita manufacturing facility, located at 4114 Heather Street, as an indoor marijuana grow site. PPM's written testimony addressed enhanced security; odor control; and environmental responsibilities; and affirmed PPM intends to operate in strict compliance with state laws and regulations and federal guidelines and noting there is no basis for suggestion that PPM's operation will be a threat to other businesses in the community. In addition, PPM's written testimony stated an eagerness to contribute to Forest Grove's robust tradition of supporting agriculture in the State of Oregon, while helping pave the way to a sustainable future for local agribusinesses.

No additional written testimony was received prior to the published deadline of March 28, 2016, 7:00 p.m.

Proponents:

Adrian Perte, business located at 3821 Pacific Avenue, Forest Grove, testified that he would like to retain closing business hours of 10:00 p.m., noting he conducted a study at his business (medical and retail) and found that 98 percent of his customers were in favor of closing at 10:00 p.m. instead of 8:00 p.m.

No one else testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

Alan Stutz, Security Manager, TTM Technologies, Poplar Lane, Forest Grove, testified TTM is neutral but is petitioning Council to ban outdoor grow sites in light industrial zones as well as establish a buffer or setback requirement, i.e., same as Tigard's code. Stutz added TTM is also petitioning Council to allow additional time before enacting the ordinances so TTM has time to hold discussions with their customers. Holan noted management staff met with TTM and discussed various solutions.

No one else testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Thompson pointed out TTM is a very large employer in Forest Grove, employing over 650 employees. In response to Thompson's inquiry pertaining to land sales, Stutz affirmed TTM has 30-40 acres of land and has acreage for sale that is within the residential zone district.

In response to Kidd's inquiry pertaining to TTM's land, Holan affirmed 34 acres adjacent to TTM are zoned light industrial.

Hearing no further discussion from the Council, Mayor Truax asked for any amendments to Ordinance No. 2016-11, to which the following motions occurred.

MOTION TO AMEND 1: Councilor Wenzl moved, seconded by Councilor Uhing, to amend Ordinance No. 2016-07 to retaining business hours of operation from 8:00 a.m. to 10:00 p.m. (Code Section 10.8.1100(B); denying Planning Commission's recommendation to reduce business hours to 8:00 pm).

Hearing no further discussion from the Council, Mayor Truax asked for a roll call vote on the above motion to amend.

ROLL CALL VOTE AMENDMENT 1: AYES: Councilors Johnston, Kidd, Lowe, Uhing, Wenzl, and Mayor Truax. NOES: Councilor Thompson. MOTION CARRIED 6-1.

MOTION TO AMEND 2: Councilor Wenzl moved, seconded by Councilor Uhing, to amend Ordinance No. 2016-07 by striking out within Neighborhood Commercial Zone District and Community Commercial Zone District 4(7); and Town Center Zone District 5(5) and amending Ordinance No. 2016-12 by striking out Subsection F in City Code, which read: (*prohibit taverns, lounges and other commercial uses intended for the onsite consumption of marijuana related products Commercial establishments*) and (*prohibited where a portion or all of the facility is intended for the on-site consumption of marijuana, cannabinoid concentrate or cannabinoid extract*).

Hearing no further discussion from the Council, Mayor Truax asked for a roll call vote on the above motion to amend.

ROLL CALL VOTE AMENDMENT 2: AYES: Councilors Johnston, Lowe, Thompson, Uhing, Wenzl. NOES: Councilor Kidd and Mayor Truax. MOTION CARRIED 5-2.

In response to Council President Johnston's concern pertaining to adopting code provisions/repealing code provisions (i.e., grow facilities), Holan advised the code provisions apply to what is in effect at the time of final approval of an application, not date of submittal, noting it becomes a vesting issue for applicants who have begun vesting in the community, only to have the code change prior to final application approval.

MOTION TO AMEND 3: Councilor Kidd moved, seconded by Councilor Thompson, to amend Ordinance No. 2016-07 to prohibit outdoor grow operations in any industrial zone areas; amending Code Section 10.8.1110(C), which reads: ("With the exception of outdoor grow operations including the use of removal greenhouses").

Wenzl indicated she has concern if considering to permanently prohibit outdoor grow operations, noting she feels outdoor grow facilities are better than indoor grows, and both operations will be secured sites pursuant to state regulations. Wenzl stressed there has been no formal discussion among Council regarding indoor/outdoor grow operations, noting more homework needs to occur before making a formal decision on grow operations.

Uhing concurred local regulations should not be too restrictive. In response to Uhing's concern pertaining to security regulations for indoor/outdoor grow operations, Holan advised state law requires specific security regulations for indoor/outdoor grow operations. In response to Uhing's concern pertaining to the City's application review process, Holan explained the application process is an administrative review and does not require Council approval.

In response to Kidd's concern pertaining to school buffers for outdoor grow facilities, Holan advised state regulations do not require a buffer restriction for grow facilities, noting the 1000' buffer applies only to retail sales.

Mayor Truax advised the city would continue reviewing local regulations as the state legislators continue reviewing state regulations, noting changes to the laws would likely continue to occur.

Hearing no further discussion from the Council, Mayor Truax asked for a roll call vote on the above motion to amend.

ROLL CALL VOTE AMENDMENT 3: AYES: Councilor Thompson. NOES: Councilors Johnston, Kidd, Lowe, Uhing, Wenzl and Mayor Truax. MOTION FAILED 6-1.

Hearing no further discussion from the Council, Mayor Truax asked for a roll call vote on the motion made at the meeting of March 14, 2016, adopting the above-noted ordinance for second reading as amended.

Mayor Truax read Ordinance No. 2016-07 by title for second reading as amended.

ROLL CALL VOTE: AYES: Councilors Johnston, Kidd, Lowe, Uhing, Wenzl, and Mayor Truax. NOES: Councilor Thompson. MOTION CARRIED 6-1.

12. **SECOND READING OF ORDINANCE NO. 2016-08 AMENDING FOREST GROVE CITY CODE CHAPTER 7 BY RENAMING CODE SECTIONS 7.850 THROUGH 7.865 FROM “MEDICAL MARIJUANA DISPENSARIES” TO “MARIJUANA ACTIVITIES”; AMENDING CODE SECTIONS 7.850 THROUGH 7.860 TO ADDRESS MARIJUANA FACILITIES; AND REPEALING PORTIONS OF ORDINANCE NO. 2015-03; FILE NO. 311-15-00028-PLNG**

The first reading of Ordinance No. 2016-08 by title occurred at the Council meeting of March 14, 2016.

Staff Report:

Holan presented the above-proposed ordinance for second reading, noting the proposed ordinance is amended by striking out Subsection F as noted above in Amendment 2. In addition, Holan recapped the staff report from the meeting of March 14, 2016, noting the business hours of operation were not amended in City Code; as a result, the business hours are currently consistent with the Development Code (between hours of 8:00 a.m. to 10:00 p.m.).

Public Hearing Continued:

Mayor Truax continued the Public Hearing from the meeting of March 14, 2016, and explained hearing procedures.

Written Testimony Received:

No additional written testimony was received prior to the published deadline of March 28, 2016, 7:00 p.m.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

In response to Kidd's concern pertaining to retitling Code Section 7.850, Holan explained the current title is "Medical Marijuana Dispensaries" and staff is proposing to retitle as Medical Marijuana Dispensaries Activities, so it incorporates all marijuana related activities in the code.

Hearing no further discussion from the Council, Mayor Truax asked for a roll call vote on the motion made at the meeting of March 14, 2016, adopting the above-noted ordinance for second reading as amended.

Mayor Truax read Ordinance No. 2016-08 by title for second reading as amended.

ROLL CALL VOTE: AYES: Councilors Johnston, Kidd, Lowe, Uhing, Wenzl, and Mayor Truax. NOES: Councilor Thompson. MOTION CARRIED 6-1.

Council collectively concurred to extend the meeting past 9:30 p.m. adjournment, to which, Mayor Truax called for a recess at 9:29 p.m. and reconvened the meeting at 9:37 p.m.

Uhing dismissed herself at 9:37 p.m.

13. **PUBLIC HEARING AND FIRST READING OF ORDINANCE NO. 2016-09 AMENDING THE FOREST GROVE COMPREHENSIVE PLAN MAP TO DESIGNATE THE SOUTH URBAN GROWTH BOUNDARY ADDITION AS CAMPUS EMPLOYMENT (600 ELM STREET, WASHINGTON COUNTY TAX LOTS 1S30000100 AND 1S306D000700); FILE NO. 311-15-00032-PLNG**

Staff Report:

Riordan and Holan presented the above-proposed ordinance for first reading, noting above-proposed ordinance is amending the Comprehensive Plan Map to designate the south Urban Growth Boundary (UGB) addition as Campus Employment as recommended by the Planning Commission, Decision No. 2016-04. Riordan reported the amendment to the Comprehensive Plan is to designate 38 acres south of the Taylor Way Industrial Park as Campus Employment, noting the subject area was added to the UGB by the Legislature in 2014 (HB 4078) by "Grand Bargain", urban and rural reserves for Washington County. The subject property is generally located near 600 Elm Street, Washington County Tax Lots 1S3070000100 and 1S306D00070 owner Haworth, and is zoned County Future Development with a 20-acre minimum lot size (FD-20). Riordan explained the property currently has no City zoning designation applied to the property, noting typically, when the property is annexed into the City, the

zoning designation on the Comprehensive Plan Map will be assigned to the property. Riordan added the Planning Commission considered several land use alternatives for the subject property, including General Industrial, Light Industrial and Campus Employment, noting the Campus Employment designation recommended by the Planning Commission is a new employment designation described in the updated Comprehensive Plan and is intended to provide flexibility for use of the property, including, not to limited to, manufacturing, office, services and flexible use space. Riordan added typical uses include high technology companies, call centers, research and development firms and business incubators. In conclusion of the above-noted staff report, Riordan and Holan recommended Council adopt the above-noted ordinance as outlined in Exhibit A, File No. 311-15-00032-PLNG.

Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Ordinance No. 2016-09 for first reading.

Mayor Truax read Ordinance No. 2016-09 by title for first reading.

MOTION: Councilor Kidd moved, seconded by Councilor Thompson, to adopt Ordinance No. 2016-09 Amending the Forest Grove Comprehensive Plan Map to Designate the South Urban Growth Boundary Addition as Campus Employment (600 Elm Street, Washington County Tax Lots 1S3070000100 and 1S306D000700); File No. 311-15-00032-PLNG.

Public Hearing Opened:

Mayor Truax opened the Public Hearing and explained hearing procedures.

Written Testimony Received:

No written testimony was received prior to the deadline of March 28, 2016, 7:00 p.m.

Proponents:

Tom Carlson, Gaston, submitted written testimony, on behalf of the Friends of Historic Forest Grove, testifying that Friends of Historic Forest Grove are not opposed to designating the property for Campus Employment style development, but is encouraging all parties to work together to realize all the potential benefits this style of development could bring to residents, emerald necklace trail, and adjacently to the A. T. Smith House.

David Morelli, Forest Grove, testified in support of the Campus Employment designation recommended by the Planning Commission.

No one else testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax recessed the Public Hearing until the next meeting of Monday, April 11, 2016.

Public Hearing Recessed:

Mayor Truax recessed the Public Hearing until the next Council meeting of Monday, April 11, 2016.

MOTION TO ADJOURN: Councilor Lowe, seconded by Councilor Wenzl, to adjourn the Council Meeting at 9:57 p.m. and carry over remaining agenda items to the next Council Meeting of Monday, April 11, 2016. ABSENT: Councilor Uhing. NOES: Councilor Kidd. MOTION CARRIED 5-1 by voice vote.

14. **RESOLUTION NO. 2016-21 ADOPTING CITY COUNCIL GOALS FOR FISCAL YEAR 2016-17**
Due to adjournment, Mayor Truax carried over the above-noted agenda item to the next Council meeting of April 11, 2016.
15. **RESOLUTION NO. 2016-22 ADOPTING CITY COUNCIL OBJECTIVES FOR FISCAL YEAR 2016-17**
Due to adjournment, Mayor Truax carried over the above-noted agenda item to the next Council meeting of April 11, 2016.
16. **RESOLUTION NO. 2016-23 ADOPTING CITY COUNCIL TEAM AGREEMENT**
Due to adjournment, Mayor Truax carried over the above-noted agenda item to the next Council meeting of April 11, 2016.
17. **CITY COUNCIL COMMUNICATIONS:**
Due to adjournment, Mayor Truax carried over the above-noted agenda item to the next Council meeting of April 11, 2016.
18. **CITY MANAGER'S REPORT:**
Due to adjournment, Mayor Truax carried over the above-noted agenda item to the next Council meeting of April 11, 2016.
19. **MAYOR'S REPORT:**
Due to adjournment, Mayor Truax carried over the above-noted agenda item to the next Council meeting of April 11, 2016.

20. **ADJOURNMENT:**

Mayor Truax adjourned the regular meeting at 10:00 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder