



FOREST GROVE PLANNING COMMISSION MEETING
COMMUNITY AUDITORIUM, 1915 MAIN STREET
MONDAY, AUGUST 4, 2014-- 7:00 P.M.

PLANNING COMMISSION

Tom Beck, Chair

Lisa Nakajima, Vice Chair
Carolyn Hymes
Dale Smith

Hugo Rojas
Phil Ruder
Sebastian B. Lawler

The Planning Commission welcomes your attendance and participation. If you wish to speak on an agenda item, please feel free to do so. However, in fairness to others, we respectfully ask that you observe the following:

- * Please follow sign-in procedures on the table by the entrance to the auditorium.
- * Please state your name and address clearly for the record.
- * Groups or organizations are asked to designate one speaker in the interest of time and to avoid repetition.
- * When more than one citizen is heard on any matter, please keep your comments to five minutes and avoid repetition in your remarks. Careful attention to the previous speaker's points will help in this regard.
- * The Planning Commission carefully considers all the facts before a decision is made. Brief statements are most helpful in reaching a decision based on sound judgment.

Planning Commission meetings are electronically recorded and are handicap accessible. Assistive Listening Devices (ALD) or qualified sign language interpreters are available for persons with impaired hearing or speech. For any special accommodations, please contact the City Recorder at 503.992.3235, at least 48 hours prior to the meeting.

AGENDA

- (1.) Roll Call
- (2.) Public Meeting
 1. Public Comment Period for Non-Agenda Items
 2. **Public Hearing:**
 - A. **PRD-14-00181 Gales Creek Terrace -A Planned Residential Development consisting of 191 single-family detached residential lots, and several open space and recreational tracts. (1548 19th Avenue, 1844 "C" Street, and 1336 Pacific Avenue (Washington County Tax Lots 1S4 1-400 & 500; and 1S4 1AA-7200)**
 3. Action Item: None Scheduled
 4. Work Session Items:
- (3) Business Meeting
 1. Approval of Minutes
 2. Reports from Commissioners/Subcommittees
 3. Director's Report
 4. Announce next meeting
 5. Adjourn



Planned Residential Development Staff Report and Recommendation

Community Development Department, Planning Division

REPORT DATE: July 28, 2014

HEARING DATE: August 4, 2014

LAND USE REQUEST: A Planned Residential Development consisting of 191 single-family detached residential lots, and several open space and recreational tracts

FILE NUMBERS: PRD-14-00181

FILE NAME: Gales Creek Terrace

PROPERTY LOCATION: 1548 19th Avenue, 1844 "C" Street, and 1336 Pacific Avenue
Washington County Tax Lots 1S4 1-400 & 500; and 1S4 1AA-7200

OWNERS/APPLICANT(S): Applicants / Property Owners: City Redevelopment LLC (Rick Waible), 19995 SW Stafford Road, West Linn, Oregon 97068

Mark and Tripti Kenzer, 1336 Pacific Avenue, Forest Grove, Oregon 97116

Applicant's Representative: Westlake Consultants, 15115 SW Sequoia Parkway, Suite 150, Tigard, Oregon 97224

ZONING AND PLAN DESIGNATIONS: Comprehensive Plan Map Designation:
High Density Residential (HDR)

Base Zone Designation:
RMH Multi-Family (High Density) Residential

APPLICABLE STANDARDS AND CRITERIA: City of Forest Grove Development Code:

- Section 10.3.100 et. seq. *Residential Zones*
- Section 10.4.200 et. seq. *Planned Developments*
- Section 10.6.095 et. seq. *Subdivisions*
- Section 10.8.600 et. seq. *Public Improvements*
- Section 10.8.900 et. seq. *Land Division Standards*

REVIEWING STAFF: James Reitz (AICP), Senior Planner

RECOMMENDATION: Staff has no recommendation at this time. Staff requests that the Planning Commission provide direction to the applicant and staff as to how to proceed

I. LAND USE HISTORY

Gales Creek Terrace is located on a site totaling 47.42 acres, of which 19.76 acres is proposed to be developed. The balance of the site is located outside the urban growth boundary and can't be developed since it is within the Gales Creek floodplain. Two other projects – also called Gales Creek Terrace – were approved previously. The most recent project was approved for a portion of the site in 2007. That project did not move forward due to the Great Recession.

On February 3, 2014 – before this application was filed - the Planning Commission held a work session on a concept proposed by the current applicant. While there are some differences between that concept and the one submitted, the overall approach of detached single-family is the same. The minutes of that work session and a follow-up discussion on March 3, 2014 about the development of the area generally, are attached as Exhibit B.

Public notice was mailed to property owners and residents within 300 feet of the site on July 21, 2014, as provided in the manner required by Development Code (DC) Section 10.1.610. Notice of this request was also published in the *News Times* on July 30, 2014. Copies of the application materials were provided to the Plans Review Board. As of the date of this report, no written responses to the public notices have been submitted.

II. ANALYSIS

A. OVERALL DEVELOPMENT APPROACH

Before examining specific aspects of the proposal, staff would like to discuss the overall project approach. The site is located in the Multifamily (High) Residential District (RMH). As expressed in the Development Code (Section 10.3.110(F)) -

“Multi-unit residential buildings will be the predominant housing types in this zone.”

In addition, this property is in a sensitive location adjacent to Gales Creek, with amenities and special site characteristics not found in other parts of the community. For example, the site is one of but a handful of residentially-zoned properties bordered by Gales Creek. Add to that the site's proximity to downtown, and its uniqueness becomes apparent.

From staff's perspective, care should be taken in the design review process as to the type of development of this site. Are views preserved? How good is the connection with Gales Creek? What is the amount of useable recreational and open space provided by the project? Where are those recreational and open space areas located?

This development will establish a neighborhood pattern for this part of the city for many years to come. This is particularly important since a planned development process is being pursued to allow this project. That is, the applicant is requesting flexibility in the development standards to achieve the design they propose. It is the responsibility of the City to determine that the flexibility being requested would in fact promote the flexibility and innovation in site design as called for under the Planned Development Purpose statement (DC Section 10.4.200(A))

and that the project would promote an efficient use of land ... when compared with conventional development patterns (DC Section 10.4.200(B)).

The proposed development would be exclusively single-family detached residential that would not reflect the development pattern contemplated in the RMH District, even on a limited basis. While it may be argued that an exclusive single-family detached approach is not a conventional development pattern for a multi-family area, it is very conventional approach for a single-family detached development project.

The overall concern is that only single-family housing would be developed under this proposal. Planning Commission members at the February 3, 2014 work session suggested that the developer consider a variety of housing types including some multi-family residential. While staff does not object to providing some single-family detached development, we concur with the Commission's comments at the work session about integrating some multi-family unit development into the concept. This would not only diversify the housing types available in this neighborhood, but it may also address some of staff's concerns as discussed below.

Staff is particularly concerned because it appears the project could only be developed if the City agrees to a series of concessions to Development Code standards and specifications, including:

1. The length of Dee Court exceeds 200 feet (DC Section 10.8.610(K))
2. Dee Court would have a hammerhead instead of cul-de-sac bulb (DC Section 10.8.610 Table 8-8)
3. 11-foot front yard setbacks instead of 14 feet (DC Section 10.3.130 Table 3-7)
4. 18-foot garage setbacks instead of 20 feet (DC Section 10.3.130 Table 3-7)
5. 3-foot side yard setbacks or zero-lot-line construction instead of the 3:1 ratio (DC Section 10.3.130 Table 3-7)
6. An over-length block (600 feet versus the 330 feet per DC Section 10.8.905)
7. 3-foot-wide parkways (DC Section 10.5.120(A)(4)(h))
8. No parkways (DC Section 10.5.120(A)(1))
9. Single-family detached lot areas of less than 3,500 square feet (DC Section 10.3.120 Table 3-6); 80% of the lots would be smaller than 3,500 square feet
10. Single-family detached lot frontages less than 50 feet (DC Section 10.3.120 Table 3-6). Only 26 lots (about 14% of the total) would have street frontages of 50 feet or more; most of them are corner lots.

In addition, staff also has concerns about the following issues:

11. Limited on-street parking due to narrow lots
12. Dead-end alleys
13. Street trees located less than 6 feet from a water meter
14. Street trees located on top of sanitary sewer laterals

Staff met with the applicants on July 18 to discuss the above concerns. Their responses from that meeting are noted throughout in this report.

The applicant's intended market is the "first-time home buyer ... attracted to detached homes on small lots for reasons of affordability, low maintenance and ... location" (Narrative p. 13). The applicant acknowledges that this is a "housing niche" (Narrative p. 17). While staff accepts that such a market exists, staff is concerned about the reasonableness and desirability of developing an exclusive single-family detached subdivision in an area where it was never anticipated to be. This was also an issue discussed by the Commission at its work session last February. The site is located in the RMH Zone, and as noted in the Development Code, "Multi-unit residential buildings will be the predominant housing type in this zone."

Furthermore, planned developments are intended to "promote flexibility and innovation in site design...." The application is strong on flexibility i.e. there are many deviations requested from Development Code standards, but weak in innovation e.g. neighborhood amenities.

Tracts B and W for instance, are the only areas proposed for active recreation. These tracts total 11,544 square feet (0.26 acres) or only 1.32% of the 19.76-acre development site. Tract W would also be constrained by a driveway, further limiting its usefulness, and the applicants propose to re-purpose Tract B to passive recreation, due to staff's concern about its proximity to an arterial street.

Passive recreation tracts would also be established; two would be small (tracts C and D, totaling 5,953 square feet) but appear to be set aside because they couldn't be readily incorporated into developable lots. Another tract (N) is also proposed for passive recreation and potentially a community garden. At 43,873 square feet (1.01 acres) this would be the largest of the recreational tracts, but its location behind and below the nearby homes makes it less accessible and less useful to the greater neighborhood than it could be.

Amenities that could be incorporated into the design include a larger and more centrally-located active recreation space, improved access points to the creek (perhaps including a fishing platform, a canoe launch, a swimming beach, or some combination thereof); and re-vegetating the floodplain with native plants.

C. SITE EXAMINATION

The site consists of 47.42 acres. About half of the site (25 acres) is proposed for development; the balance is located in the Gales Creek flood plain. The majority of the site is in pasture or agricultural use, with trees located along Gales Creek. There are two single-family homes and several outbuildings that would be removed. In addition, a home located at 1844 "C" Street would be removed to provide for the extension of 19th Avenue.

D. EXISTING COMPREHENSIVE PLAN DESIGNATION AND ZONING OF SITE AND AREA:

LOCATION	COMPREHENSIVE PLAN DESIGNATION	ZONE DISTRICT	LAND USE
Site	High Density Residential (HDR)	Multi-Family High Density Residential (RMH)	Agriculture and Rural Residential
North	High Density Residential (HDR)	Multi-Family High Density Residential (RMH) and Institutional (INST)	Rural Residential and Elementary School
South	(County) Exclusive Farm Use (EFU)	(County) Exclusive Farm Use (EFU)	Agriculture
East	High Density Residential (HDR)	Multi-Family High Density Residential (RMH)	Single-Family Residential
West	Medium Density Residential (MDR)	Multi-Family (Low) Density Residential (RML)	Agriculture and Rural Residential

The Forest Grove Comprehensive Plan describes the High Density Residential district as follows:

The High Density Residential district corresponds to the Residential Multifamily High zone district. The RMH zone is intended for development at a target density of 20.28 dwelling units per net acre. Multi-unit residential buildings will be the predominant housing type in this zone. RMH zoning is generally applied near existing or planned transit service and adjacent to commercial or employment districts. The RMH zone also allows for a limited range of non-residential uses to help provide services for residents and enhance the quality of the higher density neighborhood.

The Forest Grove Development Code describes the Residential RMH zone as follows:

The RMH zone is intended for development at a target density of 20.28 dwelling units per net acre. Multi-unit residential buildings will be the predominant housing type in this zone. RMH zoning is generally applied near transit streets and adjacent to commercial districts. The RMH zone also allows a limited range of non-residential uses to help provide for residents and enhance the quality of the higher density neighborhood.

E. DENSITY

The proposed project includes 191 single-family detached units to be constructed on 13.13 net acres of land (the area above the floodplain, and not including the open spaces or street rights-of-way). Development is required to achieve 80% of the target density. The RMH zone district has a target density of 20.28 units per net acre, which calculates to 266 units based on 13.13 net acres (13.13 x 20.28 = 266.28). The minimum required to comply with the 80% standard would be 213 units.

Density can be reduced in sloped areas (DC Section 10.3.130 Table 3-4). The applicant has submitted an analysis documenting the slopes within the project

site (Narrative pp. 10-11 and Exhibit C). The analysis indicates that the minimum number of lots would be 190. With 191 units proposed, the project would barely exceed the minimum density required by the Development Code.

F. SITE DESIGN

The project design is for a conventional single-family detached subdivision. Streets and blocks are laid out in a modified grid. Streets would have a primarily east/west orientation, joined by shorter segments of north/south streets. All streets have a grade of less than 10%, in compliance with City standards. Blocks would also be more linear than the city's traditional square-shaped blocks, and one block would be over-length (more on that below).

Three streets (19th and 20th avenues, and G Street) could be extended off-site as the neighborhood continues to develop (Note: street names will need to be revised to conform to the City's naming conventions).

Several tracts – scattered about the site – would be set aside for active or passive recreation. The active recreation tracts would be Tract B and Tract W, located at the northeast and northwest corners of the project site respectively. Tract B would also be located adjacent to a future arterial street (the extension of 19th Avenue). Because of staff's concern about encouraging children to cross the street at what would become one of the primary entrances into the neighborhood, and the concern about balls or flying disc toys being hurled into traffic, the applicant agreed to convert Tract B to a passive, neighborhood entry feature. Staff does not know if a compensatory active play area tract will be proposed, or where it might be located.

Passive recreation tracts would be located on Dee Court (tracts C and D); E Street at 19th Avenue (Tract A); and Tract N (located behind lots 98-103). Tract N is also proposed to be used for a community garden. Staff is concerned that a location behind and below the adjacent homes would not be as safe as a site open to viewing from the street, especially if no pedestrian path is constructed (more on that below). Visibility would be further compromised once the vegetation in the water quality facility in Tract O becomes mature. Access to the garden would be indirect, through tracts M and S. The applicant has noted that additional access can be provided through Tract P, although stairs would likely be necessary due to the grade change.

Portions of tracts E, M and S would be available for development as a pedestrian pathway. The applicant does not propose to develop this pathway, but would grant the City an easement over the tracts to allow the City to do the improvements and maintain them. Staff has consulted with the Parks and Recreation Director, who has declined this offer.

Other tracts within the development site would be used for pedestrian access (tracts K, Q, R and S), or storm water quality facilities (F and T). All other tracts would be located along the Gales Creek stream corridor and would be passive open space and / or retained by the applicant. There would be no direct access provided to Gales Creek.

Staff observes that the size and location of the recreational tracts generally do not appear integral to the design. They appear to be remnant parcels programmed for recreational space simply because they couldn't be developed as home sites due to their shape or area.

Furthermore, staff notes that the two active play area tracts (B and W) are both small and located on the fringes of the neighborhood, rather than being larger (and therefore more useful for active play) and centrally located for better access by the residents. Staff also observes that Tract W would be constrained by a driveway, thereby further limiting its use as a play area.

This area is bereft of any City parks. The closest parks are Knox Ridge, Talisman, Lincoln and Rogers, but all are located more than half a mile from the site. Staff would therefore recommend that this project include a single, large active play area tract, preferably located along the south side of the project site and contiguous with the garden tract. That location would be more central to all of the future residents, and open to the street for much improved visibility. It would also provide an area for all residents to gather and enjoy the view. Furthermore, combining the two areas would allow gardening parents to keep an eye on their children at play nearby.

Staff would further recommend the elimination of tracts C and D, in combination with a redesigned Dee Court. Passive recreation tracts at the end of Dee Court would be of little use to the residents.

The block containing lots 33-49 and 71-91 would be 600 feet long east to west. DC Section 10.8.905 stipulates that "in residential subdivisions ... no block shall be more than 330 feet. This length can be exceeded up to a maximum length of 660 feet" provided one or more of the following conditions exist: physical conditions including topography, wetlands, mature trees, creeks, drainages, and rock outcroppings; buildings or other existing development on adjacent lands that preclude street extensions; barriers such as freeways or railroads; or an average slope in excess of 15%.

Based on the applicant's slope analysis (Exhibit C) it does not appear that the average slope in this block would exceed 15%, and none of the other exceptions would apply, as there are no wetlands, trees, drainages, etc. located there. Staff would therefore recommend that the block be configured to comply with the standard cited above. At the very least, the proposed pedestrian walkway through the block should be more centered.

G. SETBACKS

The applicant proposes to modify all yard setbacks, as follows:

- Front yard setbacks are proposed to be 11 feet to the dwelling. The standard dimension is 14 feet.

Staff generally has no objection to an 11-foot front yard setback. The one exception would be along Pacific Avenue. The project would wrap around several existing properties that have already been developed with single-family homes. Because new construction brought forward toward the street in ways that cause misalignment disrupts the rhythm of the historic development pattern, new construction should be setback in line with the existing development pattern. It would then fit better into the streetscape.

If the new buildings are setback only 11 feet, staff notes that the misalignment might be perpetuated indefinitely, as the adjoining parcels may never redevelop. Even if the adjoining parcels do redevelop, the new buildings would have to maintain the 14-to-20-foot setbacks stipulated in the

Development Code, meaning the streetscape rhythm would still be disrupted. The applicant believes that the setbacks of the new homes would not be materially different from the existing homes, and will be preparing a graphic to demonstrate.

- Front yard setbacks are proposed to be 18 feet to the garage. The standard dimension is 20 feet. While staff initially supported the shorter length in other planned developments, staff has observed that the reduced length is proving inadequate, because it does not provide enough room for people to walk around their parked cars. The length is only adequate for compact up to mid-size vehicles. For mid-size vehicles, the front bumper of the car has to be right at the garage door to ensure the rear bumper does not hang over the sidewalk. Larger vehicles (e.g. any full-size pick-up truck) would either extend over the sidewalk or have to park in the street, thereby increasing the on-street parking demand. Staff concludes that the driveway lengths should remain at 20 feet to ensure that as many vehicles as possible can be accommodated on each home-site.
- Rear yard setbacks would be 15 feet for the south tier of lots closest to Gales Creek (approximately 50 lots, or 26% of the total). This would comply with City standards. For all other lots (approximately 74%), the rear yard setback would be reduced by 20% to 12 feet.

Homes built out to the rear setback line would negate the ability for residents to erect a second floor deck or ground floor patio cover. Homes with rear yards facing south would particularly benefit from patio covers to provide some shade, but those residents would not be allowed to install them.

- Side yard setbacks would vary (see Narrative pp. 14-15 and 18; and Exhibit I), but would maintain 6 feet between structures. The City standard for a side yard is a minimum of 5 feet with a potential increase based on building height.

The applicant proposes to "coordinate home siting to allow a detached 'zero-lot-line' configuration" throughout the project. On the ZLL side yard, the edge of the footing would be located near the property line, while the wall would be set back approximately one foot. On the non-ZLL side, the setback would be five feet. The total distance between units (wall-to-wall) would be six feet.

Side yard setbacks in this project would be three feet (the "standard" setback), or less (for ZLL construction). In other projects, the Light and Power Department has consistently objected to setbacks of three feet or less. Setbacks are measured from the property line, and structures set back three feet or less to the property line limit meter base clearances and complicate service conduit and conductor routing.

The use of ZLL construction doesn't necessarily increase the amenity when homes are separated by only six feet. Reducing both side yard setbacks and rear yard setbacks results in the useable outdoor space being even further constrained. Locating the electrical meter base on the side wall in compliance with the electrical code is a further complication if the building is less than three feet from the property line.

Staff would support a 5-foot side yard setback (with or without ZLL construction). as it would allow the Light and Power Department adequate

clearances and would provide more useable yard space for the residents. A 5-foot wide side yard setback would still be a reduction from the City's standard (using the 1-foot of setback to 3 feet of building height ratio). The City has permitted a 5-foot side yard in one other project, the Pacific Crossing PRD.

H. PARKING

DC Section 10.8.515 Table 8-5 *Parking Requirements* stipulates a minimum of one off-street parking space for each single-family detached home. Each home in Gales Creek Terrace is proposed to have a garage for at least one car, and an 18-foot-long driveway. Each lot would therefore have at least two off-street parking spaces.

As noted in the Setbacks section above, the garage setback should be increased to a City standard 20 feet to maximize on-site parking. Limited parking on-site creates further demand for on-street parking, in addition to the demand created by visitors.

Parking would be permitted on both sides of most streets within the project site. However, due to the width of the proposed lots, on-street parking would appear to be severely limited.

Lot widths would vary, but the predominant widths would be 34 feet, 32 feet, and 24 feet. For the first two examples, those homes would have two-car garages with 17-foot-wide driveways. The lots 24 feet wide would have a single-car width driveway of 10 feet.

On either side of every driveway is a 3-foot wide wing. So for driveways serving two-car garages, the total driveway width at the curb would be 23 feet (17+3+3). For a single-car width driveway, the total width would be 16 feet (10+3+3). Looked at another way, 2/3 of the frontage of most lots (excluding corner lots) would be taken up with the driveway and the wings.

City standard parallel parking stalls are at least 20 feet long (see DC Section 10.8.525 Figure 8-7 *Parking Stall and Aisle Dimensions*). This would be the minimum distance required between the outer edges of wings.

For the following examples, assume two lots with the same dimensions are located side-by-side (i.e. 34+34; 32+32; and 24+24), and that the driveway for each lot is at the "outside" property line, leaving space for a potential parking stall between the driveways.

- 34(2) = 68 feet of frontage; 68 - 46 = 22 feet available. One space would be allowed.
- 32(2) = 64 feet of frontage; 64 - 46 = 18 feet available; no parking would be allowed, although staff would conclude that the driving public will perceive these spaces as available for parking and will do so, whether or not they partially block the adjacent driveways.
- 24(2) = 48 feet of frontage; 48 - 32 = 16 feet available; no parking allowed. As above though, the driving public may perceive these spaces as available for parking. Staff anticipates a perennial enforcement problem due to the blockage of adjacent driveways.

The applicant anticipates the availability of one on-street parking space per two lots. The applicant will be preparing a map showing where this parking might be located. To provide on-street parking, driveways would have to be paired. This would place an additional burden on the home builder and staff to ensure that the site plans and building plans are so coordinated.

I. STREETS

The applicant has proposed off-site improvements to "D" Street, 18th Avenue, and 19th Avenue from the site to "C" Street.

- The proposed improvement to "D" Street would be to repave it. "D" Street lacks curb and gutter, and has a sidewalk on only one side.
- Improvements to 18th Avenue would be the construction of a two-lane travel way from the project site through to "C" street. The width would taper from west to east, from 32 feet to 20 feet (see Exhibit A sheet P700).
- 19th Avenue would be constructed to Arterial standards from "C" Street.

The applicants have submitted several traffic analyses, based on a variable lot yield. Each concludes that none of the nearby intersections would fail once the project is completed and all of the homes are built. Staff acknowledges and accepts this conclusion. Staff's concern however, has been more focused on traffic circulation and the impact of traffic on the adjoining neighborhood.

Staff has had multiple meetings with the applicants to address both capacity and circulation issues, and what off-site improvements would be necessary to provide access. Many alternatives have been discussed.

19th Avenue is intended to provide the primary access into the site. The Transportation System Plan designates 19th Avenue as an Arterial to the site; it would provide direct access into the greater neighborhood. Staff notes that the improvement of 19th Avenue to Arterial street standards from "C" Street to the project site would be in compliance with the adopted Transportation System Plan. This street would eventually be 40 feet wide curb-to-curb, with standard sidewalks and street trees on both sides, in a 66-foot-wide right-of-way. (The segment from "D" Street west to the project site would only be 24 feet wide until additional off-site right-of-way is dedicated and the adjoining property developed.) Because 19th Avenue is a designated Arterial street, the City would pay oversizing costs (the difference between a 32-foot-wide street and a 40-foot-wide street). The City would also require that this street be constructed in time to serve the first project phase.

Extending 19th Avenue as described above would provide the most direct route into and out of the project site. It would also offer the greatest benefit to the applicants, as it would provide a fully-improved and attractive route to the site.

Extending 19th Avenue would also be the least disruptive choice for the existing neighborhood, as traffic would be less likely to use the alternative: Pacific Avenue to "D" Street. The latter street has not been built to City standards; it has a substandard base, and lacks curbs, sidewalks on one side, storm drainage, and street trees. In addition, all of the properties

abutting "D" Street from Pacific Avenue to 19th Avenue have been developed with homes. Encouraging the residents of the first two phases of Gales Creek Terrace (106 lots) to use this route would be disruptive to the residents of "D" Street, given the 100 trips per peak hour projected to be generated by this project.

Staff is anticipating however, that some residents would do just that. The City has therefore prepared this option for the applicants to consider: for every dollar put into improving "D" Street, the City will match that amount for the 19th Avenue improvement.

Dee Court is proposed to be 370 feet long more or less. This is nearly twice the length (200 feet) allowed by Development Code Section 10.8.610(K)

The Fire Marshal has noted that long dead-end streets cause them concern. With a dead end road, any cars parked on the street and any traffic trying to leave while fire engines are arriving hampers the ability of firefighters to operate safely and efficiently. This issue would only be partially mitigated by residential fire sprinkler systems, as the department responds to more medical calls (approximately 2/3 of the calls) than fire calls.

Also problematic for the Fire Department is the proposed hammerhead turnaround. The applicant asserts that a hammerhead "meets code." This assertion is incorrect. Development Code Section 10.8.610 Table 8-8 only provides for a cul-de-sac and does not include any provision allowing hammerheads. While the Fire Code may allow for hammerhead turnarounds, the Forest Grove Fire Department has permitted those only in rural settings. In the city, the Fire Marshal has expressed a strong preference for a City-standard cul-de-sac bulb versus the proposed hammerhead.

A hammerhead has to be secured to prevent parking by residents and visitors. The Fire Marshal has fielded an increasing number of neighborhood complaints regarding parking and the blockage of fire lanes, such as what would be created with a hammerhead turnaround. The complaints have been nearly constant in the Hawthorne Meadows neighborhood (Hawthorne Street and 23rd Place). Staff notes that this neighborhood even has an off-street parking area, in addition to on-site and street parking, yet it is proving inadequate. Fire Department staff is obviously concerned that they have access to a property during a fire or other emergency; they shouldn't also have to try and enforce parking restrictions every day to ensure they have that access.

To try and prevent the use of the hammerhead for neighborhood parking, it would be blocked with bollards or a chain. However, in order to use the turnaround, Fire Department personnel would have to remove the bollard or chain across the fire lane, and then move their equipment. While cul-de-sacs may still require a multi-point turn (due to the length of the equipment involved), those turns aren't as time-consuming as they would be in a hammerhead. Because the department is increasingly called out on multiple calls at the same time, being able to quickly and efficiently turn the equipment around improves their response time to the next (or concurrent) call-out.

Staff would also note that the residents of Dee Court (and other nearby neighbors) would have to contend with waste pick-up vehicle back-up alarms along with the back-up alarms of all other delivery vehicles such as UPS and

FED-EX. No such alarms would be necessary with a standard cul-de-sac as the traffic would only move in a forward direction. The applicants believe that residents would get used to back-up alarms and that it wouldn't be an issue for them.

Staff would further note that the gang mail box for Dee Court would be located at the 18th Avenue intersection, due to USPS policy to not have their vehicles back up in the street. This would be an inconvenient location for those living nearly a block away at the far end of Dee Court. If a standard cul-de-sac bulb were built, the mailbox could be sited in a more central location for Dee Court residents.

The applicants have suggested that a hammerhead is the best choice given the topography, in order to minimize cut and fill. In reviewing the grading plan however, staff does not come to the same conclusion. The area for a cul-de-sac bulb would be in approximately the same location as the proposed hammerhead and adjacent lots. The grading required for that design would not appear to be substantially different than that needed for a cul-de-sac bulb. The applicant indicated that they would address this issue at the meeting.

Other Streets – Most of the streets within the project site are proposed to have a 32-foot width. This width would allow for unrestricted on-street parking. This width would normally require a 58-foot-wide right-of-way, but the applicant proposes to construct these streets in 50-foot-wide rights-of-way for 18th Avenue, 19th Avenue, G Street, and H Street south of 20th Avenue. These streets comprise the majority of streets in the project. The 8-foot difference between a 58-foot and 50-foot right-of-way would be made up by reducing the parkway width, or eliminating it altogether. Further discussion on this topic follows in the Narrow Parkways and Street Trees section below.

J. DEAD END ALLEYS

The design of the dead-end alleys paralleling Pacific Avenue appears to be predicated on their future extension. Such extensions can't be guaranteed or even presumed, as the adjoining parcels may 1) never redevelop or 2) redevelop without partitioning. Absent partitions of *all three parcels* (or very small planned developments) the City cannot compel the extensions of these alleys.

Staff anticipates that the alleys will be used for parking, at least partially blocking the vehicular access to those homes. For example, the alley in Hawthorne Meadows is frequently blocked by parked cars, to the point where that homeowner's association has reached out to City staff to aid with additional signage and enforcement. Staff anticipates a similar problem with this application, with regular Police Department enforcement necessary to ensure that the travel way remains clear. Staff believes that constantly patrolling the alley to ensure it remains unobstructed would not be an efficient use of Police Department resources.

The applicant believes that the parking issue can be mitigated by modifying the width or design of the alleys, and may be making a proposal to do so. Staff would note that any modified design would also have to take into account the revised front yard setbacks for these lots as described above.

K. NARROW PARKWAYS AND STREET TREES

The parkway is the location for all of the water meters, street lights, rain drains, street signs, fire hydrants, mailboxes, and street trees. The City has standards for where each of these is located in the right-of-way. As the parkways get smaller (both in width and length) the ability to provide all of these features becomes compromised. Street trees are the last item to be installed.

Staff tries to implement the minimum street tree spacing standards stipulated in Development Code Section 10.5.120(A)(4). As noted in that section, trees must be located such that the visibility of traffic control signs is not obscured. They must be located some distance from intersections and driveways to maintain vision clearance. They must be located at least two feet from any pavement (the street, the sidewalk and driveways). Additional spacing standards apply.

Not stipulated in the Development Code but still put into practice, staff does not install street trees closer than six feet to a water meter, in order to minimize root conflicts. Staff also tries not to install street trees over sanitary sewer laterals - if those locations are marked on the curb - for the same reason.

Even if the parkway appears long enough to install a street tree, the ability to do so decreases – and may be eliminated entirely - if that parkway is already too crowded with utility connections. That probability increases with narrow lots, as all the utilities must be still be installed regardless of how much area is available to do so. The probability of installing street trees is further decreased if there is a fire hydrant, or a street sign, or a street light, or a gang mailbox located in the parkway. At most, staff anticipates only one street tree per two lots (with more on corner lots) but that may be optimistic given the conflicts cited above. In fact, the stipulation that street trees be located at least 2 feet *from any pavement* means that *no trees* would be installed in the 3-foot-wide parkways proposed for 18th Avenue, 19th Avenue, G Street, and H Street south of 20th Avenue. These streets would provide most of the access within the project site (of the remaining streets, E Street would have a 5-foot-wide parkway on one side, and no parkway on the other; and Dee Court would have a parkway only where it intersects 18th Avenue).

Even if the utility conflicts can be minimized, a three-foot-wide parkway is simply inadequate to provide sufficient root zones for street trees. There is much greater probability of street trees damaging adjacent sidewalks (as evidenced by narrow parkways throughout Forest Grove), resulting in greater expense to the adjacent homeowner both for sidewalk repair and also potential street tree replacement. Staff has fielded countless calls over the years from residents complaining about having to repair sidewalk damages caused by a City-required street tree, and further complaining about having to replace said tree if it needs to be removed. Staff cannot endorse a design that will create widespread and constant maintenance and code enforcement issues.

No parkway on one side of E Street means that there would be no street trees installed at all on that side. No parkway on either side of Dee Court for most of its length means that no street trees would be installed at all.

Staff discussed two options with the applicant: reduce the width of the streets from 32 feet to 28 feet, or eliminate the 3-foot-wide parkways on both sides in favor of a single 5-foot wide parkway on one side (the 1-foot difference results from a 6-foot-wide curb tight sidewalk on the non-parkway side of the street).

Reducing street width could further restrict on-street parking options, pursuant to Table 8-8 Footnote #1. It would however, provide larger root zones in those parkways where trees could be installed.

The second option would eliminate trees entirely on one side of the street. As with the first option, it would provide larger root zones in those parkways where trees could be installed, but the residents on the non-parkway side of the street would not enjoy the benefit of having street trees adjacent to their properties.

None of the options (3-foot-wide parkways, reduced street width and 5-foot-wide parkways, or a 5-foot-wide parkway on one side only) would result in the kind of tree-lined street common throughout the rest of the community, due to the conflicts cited above and because – with narrow lots – much of the streetscape would be dominated by driveways. As noted in the Parking section above, 2/3 of the frontage of most lots (excluding corner lots) would be taken up with the driveways.

L. ARCHITECTURE / STRUCTURE TYPE

The applicant proposes to continue with the single-family detached housing types approved for Casey Meadows 1 through 4 and Casey West 1 and 2 (a.k.a. Giltner Glen). With the exception of the lots fronting Pacific Avenue, all would be front-loaded designs and would exhibit gable-front facades. In combination with the subdivisions cited above, approximately 350 homes would be constructed in this style.

As noted above, the applicant's intended market is the "first-time home buyer ... attracted to detached homes on small lots for reasons of affordability, low maintenance and ... location" (Narrative p. 13).

The applicant would seem to be offering the future residents of Gales Creek Terrace a narrow choice of housing types: all 3-bedroom, 2-bath, 2-story homes all built to the same architecture and with the same detailing. If the lots in Gales Creek Terrace are sold to the same building consortium presently constructing homes in Casey Meadows, staff can envision those same half-dozen house plans being reproduced in this project.

Staff further notes that while the applicant's intent to provide affordable housing is desirable, such housing can take many forms. Single-story homes can be constructed for less money than two-story homes. Two-bedroom homes can also be more affordable, as can duplex homes, townhomes, condominiums and apartments. Particularly and especially in a high-density residential zone, such variety is not only acceptable, it is encouraged.

As noted at the beginning of this staff report, at the February 3, 2014 Planning Commission work session, several Commissioners noted the demand for and even the desirability of multi-family housing in this project (see Attachment B).

M. CITY SERVICES

Sanitary Sewerage – Limited City sanitary sewer facilities are currently available. To serve this project, the Forest Grove Sanitary Sewer Master Plan stipulates that a gravity system be constructed from the existing pump station located on “B” Street just south of 16th Avenue.

The off-site extension would traverse City-owned property through an existing easement. The City acquired this property concurrent with a previous proposal to develop the Gales Creek Terrace site. The site is contaminated but a letter of No Further Action has been issued by DEQ. Staff would condition the project to require that the applicant mitigate any new contamination issues that *may* result from the sewer line installation, and to sign a hold harmless agreement indemnifying the City from those potential expenses.

Once installed, this sanitary line would allow all properties to the west of Gales Creek Terrace to develop. Because it would be an over-sized line, the City can participate in over-sizing expenses.

Water – Six-inch cast iron water lines have been installed in D Street, 19th and 18th avenues. Eight-inch lines would be installed within Gales Creek Terrace. These facilities would be adequate to provide domestic service and fire flows, although water quality in the Dee Court water line will suffer due to its length, limited flow and dead-end design (i.e. it would not be part of a looped system).

Storm Drainage – No City-standard storm drainage lines exist in this area. The applicant would be responsible for constructing City-standard storm drainage facilities throughout the project site.

Fire Protection/Access – As noted above, the Fire Department is opposed to the proposed Dee Court hammerhead turnaround.

Electrical Service – The project is proposed to be served by underground utilities. This coincides with current Light and Power policies for new residential subdivisions. FGLP has experienced the following issues in other small lot projects which would have to be addressed in this project as well:

- Transformer to combustible structure clearance. While the Fire Code requires a minimum 8-foot clearance, FGLP has settled for 8 feet but would prefer 10 feet. Even the 8-foot-distance has proven problematic in several instances; home builders prepare site plans based solely on setbacks and rarely confirm the distance to nearby transformers. The actual home plans have had to be adjusted since the homes are already located at the minimum setbacks. This results in increased review time for staff and increased expense to the home builders.
- Public Utility Easement (PUE) encroachment. The City requires a 10-foot-wide front yard easement for all “dry” utilities (power, phone, TV, and natural gas). In other projects with a 10-foot front yard setback, both the foundation and eaves would project into the easement. As homebuilders don’t always take the easement into account when preparing their site plans, several requests to allow encroachment have been requested.

Requiring a minimum 11-foot-wide front yard easement should eliminate such encroachments.

- Smaller side yard setbacks limit meter base clearances and complicate service conduit and conductor routing. FGLP would prefer side yard setbacks of at least 3 ½ feet (versus the proposed 3 feet) to minimize these conflicts.
- Street light placement is difficult with curb-tight sidewalks (such as those proposed on E Street and Dee Court) and paired driveways.

III. REQUIRED APPROVALS AND FINDINGS

Staff will defer preparing findings until after the Planning Commission provides its direction. Development Code Section 10.4.220(C) *Approval Criteria* authorizes the Planning Commission to approve a Planned Development if it finds that all of the following approval criteria are met.

1. The plan fulfills the purpose for PDs stated in DC Section 10.4.200 (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. The PD provisions are intended to:

- A. *Promote flexibility and innovation in site design and permit diversity in the location of structures;*
- B. *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;*
- C. *Preserve to the greatest extent possible existing landscape features and amenities, and incorporate such features into the design of the PD;*
- D. *Combine and coordinate architectural styles, building forms and building relationships within the PD; and*
- E. 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.

2. The plan meets the submittal requirements of DC Section 10.4.220(B) *Preliminary Plan Review*;
3. Adequate public services exist or can be provided to serve the proposed PD; and
4. Where a tentative subdivision plat is requested, the requirements of DC Article 8 *Land Division Standards* are met.

IV. 120-DAY REVIEW DEADLINE CONSIDERATIONS

The application was submitted on March 11, 2014. On April 10, the City issued a letter of incompleteness, detailing the items that were missing or that required further explanation. On May 16 a revised application was submitted; staff determined that the application was still incomplete, and requested further information from the applicant.

On May 22, the applicant sent this email:

In regards to File Number: PRD-14-00181, we believe we have responded fully pursuant to ORS 227.178(2)(a) providing evidence needed to address all of the missing information shown as items listed in the April 10, 2014 letter from James Reitz (RE: Gales Creek Terrace Completeness Review), and we request that the City of Forest Grove commence processing the application File Number: PRD-14-00181 by deeming it complete on this date, Thursday, May 22, 2014. We ask that this letter (sent via email) be written notice pursuant to ORS 227.178(2)(b) should the City determine that not all of the missing information in the 4/10/14 letter has been received. Naturally, we ask that staff bring any issues of concern to our attention immediately in the course of the review process, so we can respond appropriately.

The applicant has since submitted additional information, but in a piecemeal manner, which has complicated staff's review and analysis of this proposal.

The City is bound by the applicant's request to consider the application complete as of May 22, 2014. Therefore, the City must render its decision – including all local appeals – by September 19, 2014. Because of all of the concerns described above, staff cannot make a recommendation at this time. Staff is concerned that the City will be able to complete the decision-making process and allow for local appeals prior to September 19, 2014. If a decision is made by August 18th, staff believes the local process can be completed within the 120-day time line. However, given the number of issues, we are concerned that appropriate findings and conditions of approval for this complex project can be completed between August 6th and August 18th. To allow sufficient time, the applicant may need to grant a time extension to the 120-day deadline.

In an email received from the applicant on June 30, the applicant states that *“(we) understand that...should a decision not be obtained by the Planning Commission by the conclusion of the August 4, 2014 hearing (and) if the hearing is requested to be continued or the record to remain open, then Staff will be requesting that the Applicant approve extension of the 120 (day) “clock” in order to allow sufficient time to process the application as required. The Applicant is aware of the potential for the request and is apt to acquiesce.”*

V. SUMMARY AND RECOMMENDATION

The staff report identifies a number of concerns with the design of the project. Staff recommends that the Commission discuss these issues at the August 4, 2014 hearing, provide direction to staff, and continue the hearing to August 18, 2014. As noted above, it is questionable to staff that a decision on the project can be achieved by August 18th. Given the 120-day deadline constraints, the applicants may have to consent to a time extension or the Commission could deny the application without prejudice - to allow the applicant to reapply the current proposal - or deny based on the concerns expressed above.

VI. ALTERNATIVES

The Planning Commission has the following alternatives:

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

As noted above, if the Commission's review would extend beyond August 18th for any reason, then the applicant would have to consent to a time extension or the Commission should deny the application.

VII. LIST OF ATTACHMENTS

The following attachments were received, marked, and entered into the record as evidence for this application at the time this staff report was written. Attachments 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.

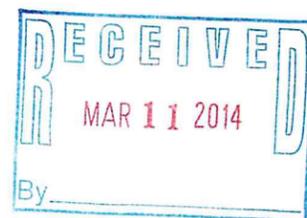
Attachment A Application Materials, prepared and submitted by Westlake Consultants, Inc.

Attachment B Planning Commission meeting minutes of February 3 and March 3, 2014

Gales Creek Terrace Planned Development and Subdivision

**City of Forest Grove
Land Use Application**

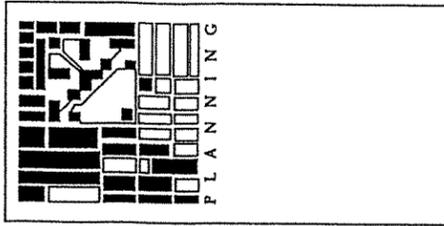
March 10, 2014



Gales Creek Terrace Planned Development and Subdivision

**City of Forest Grove
Land Use Application**

March 10, 2014



CITY OF FOREST GROVE

F-LUAPP

LAND USE APPLICATION

Application For:

Site Plan Approval Zoning Ordinance Amendment
 Conditional Use TEXT MAP

Variance Land Division

Appeal to _____
 SUBDIVISION PARTITION
 TENTATIVE PLAT FINAL PLAT

Establish a Planned Development
 PRD CPD PID

Comprehensive Plan Amendment
 TEXT MAP Other _____

Applicant Gales Creek Development LLC

Name Morgan Will, Project Manager

Address 485 S. State Street

City Lake Oswego

State Oregon Zip 97034

Phone 503-305-7647 Fax _____

e-mail morgan@staffordlandcompany.com

Property Description

Site Address _____

Map and Tax Lot (please attach legal description) _____

Map No. See Supplement

Total Acres or Square Feet _____

Acres _____ Sq. Ft. _____

Property Owner

Name See Supplement

Address _____

City _____

State _____ Zip _____

Phone _____ Fax _____

e-mail _____

Property Use Description

Existing Land Use Residential & Agricultural

Existing Zoning RMH

Proposed Zoning (if applicable) RMH

Proposed Use Planned Unit Development & 186-lot subdivision in three phases.

Additional Information

In order to expedite and complete the processing of this application, the Planning Division requires that all ten copies of pertinent material required for review be submitted at the time application is made. If the application is found to be incomplete, review and processing of the request will not begin until the application is made complete. The submittal requirements relative to this application may be obtained from the specific sections of the Zoning or Land Division Ordinances pertaining to this application and from Planning Division staff. Pre-application conferences with Planning Division staff are encouraged. If there are any questions as to submittal requirements, contact the Planning Division prior to formal submission of the application. In submitting this application, the applicant should be prepared to give evidence and information which will justify the request. *The filing fee must be paid at the time of submission. This fee in no way*

City of Forest Grove Land Use Application – Supplemental Information

Gales Creek Terrace Planned Development & Subdivision Request

Property Description

Tax Map/Lot	Address	Area	Use	Owner/Applicant
Map 1S4 01 Lot 400	[no site address]	19.90 Acres	Vacant Land	Gales Creek Development, LLC Gordon Root, Managing Member 485 S State Street Lake Oswego, OR 97034 Phone: 503-305-7647 morgan@staffordlandcompany.com
Map 1S4 01AA Lot 7200	1548 19 th Avenue	0.21 Acres	Residence	

Tax Map/Lot	Address	Area	Use	Owner
Map 1S4 01 Lot 500	1336 Pacific Avenue	9.67 Acres	Residence & Agriculture	Mark S. Kenzer and Tripti Kenzer 1336 Pacific Avenue Forest Grove, OR 97116
Map 1S4 01 Lot 401	[no site address]	18.42 Acres	Agriculture	

All Subject Parcels are in the **RMH Zone**.

Total Land Area: 48.2 Acres +/-

- Land Area Proposed for Development: 25.7 Acres +/-
- Land Area Retained by Applicant: 22.5 Acres +/-

See attached Legal Descriptions for Subject Property parcels

Additional Information

I certify that the statements made in this application are complete and true to the best of my knowledge.
I understand that any false statements may result in denial of this application.

Applicant's Signature *[Handwritten Signature]* Date _____

Property Owner's Signature *[Handwritten Signature]* Date _____

Received By _____ Date _____ Receipt Number _____

Fee Paid _____ Date _____ Application Number _____

Community Development Department

City of Forest Grove
1924 Council Street/PO Box 326
Forest Grove, OR 97116-0326
Ph: (503) 992 - 3227
Fax:(503) 992-3202



LES CREEK DEVELOPMENT JT, LLC

Additional Information

I certify that the statements made in this application are complete and true to the best of my knowledge.
I understand that any false statements may result in denial of this application.

Applicant's Signature _____ Date _____

Property Owner's Signature [Signature] Date 3-6-14

Received By _____ Date _____ Receipt Number _____

Fee Paid _____ Date _____ Application Number _____

Community Development Department

City of Forest Grove
1924 Council Street/PO Box 326
Forest Grove, OR 97116-0326
Ph: (503) 992 - 3227
Fax:(503) 992-3202



GALES CREEK DEVELOPMENT LLC

LEGAL DESCRIPTION

PARCEL I:

A portion of the Northeast one-quarter of Section 1, Township 1 South, Range 4 West of the Willamette Meridian, City of Forest Grove, Washington County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 9 of HENDRICKS ADDITION (Washington County Plat Records); thence along the Westerly and Southerly boundary lines of said HENDRICKS ADDITION, South 02° 15' 53" West, 370.32 feet; thence South 87° 52' 07" East, 210.00 feet; thence South 02° 15' 53" West, 150.00 feet; thence South 87° 52' 07" East, 110.68 feet to a point on the West line of GALES CREEK ADDITION (said Plat Records); thence along the Westerly and Southerly boundary lines of GALES CREEK ADDITION, South 03° 28' 06" West, 285.50 feet; thence South 89° 17' 16" East, 9.00 feet to the Northwest corner of the tract of land to Karban Rock, Inc., described in Document No. 80034835 of the Washington County Deed Records; thence South 02° 18' 41" West along the West line of the Karban Rock, Inc. tract 486.00 feet to the centerline of Gales Creek; thence Northwest along the center of said creek (the North 41° 41' 17" West, 1189.32 feet) to the most Easterly Northeast corner of the tract to Epler described in Book 597, Page 343 of said Deed Records; thence North 88° 01' 36" West along the most Easterly North line of said Epler Tract 372.82 feet to the Southeast corner of the tract of land to Caples described in Book 82, Page 413, said Deed Records; thence North 02° 19' 10" East along the East line of said Caples Tract 579.43 feet to the Southwest corner of the tract to Paterson described in Book 202, Page 331, said Deed Records; thence South 87° 57' 02" East along the South line of said Paterson Tract 724.18 feet to the Northwest corner of the tract of land to the City of Forest Grove described in Book 978, Page 931, said Deed Records; thence South 02° 07' 56" West along the West line of said City of Forest Grove Tract 46.28 feet to the Southwest corner thereof; thence South 87° 57' 02" East along the South line of said Forest Grove Tract 52.00 feet; thence leaving said South tract line, South 02° 15' 33" West, 100.00 feet; thence South 87° 57' 02" East, 98.00 feet to said Southwest corner of Lot 9 of HENDRICKS ADDITION and the point of beginning.

154 01
400

PARCEL II:

A portion of the Northeast one-quarter of Section 1, Township 1 South, Range 4 West of the Willamette Meridian, City of Forest Grove, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Lot 9 of HENDRICKS ADDITION, from which the Northwest corner thereof, being the initial point of said plat, bears North 02° 15' 53" East, 4.74 feet; thence South 02° 15' 53" West, along said West line of Lot 9, 95.26 feet; thence leaving said West lot line, North 87° 57' 02" West, 98.00 feet; thence North 02° 15' 53" East, 95.26 feet to the South right-of-way line of 19th Avenue, being 51.00 feet from the North right-of-way line thereof; thence, along said South right-of-way line, South 87° 57' 02" East, 98.00 feet to said West line of Lot 9 and the point of beginning.

154 01AA
7200

KENZER PROPERTY
154 01 401 & 500

Exhibit "A"

Real property in the County of Washington, State of Oregon, described as follows:

PARCEL I:

PART OF THE T.G. NAYLOR DONATION LAND CLAIM NO. 37, IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF FOREST GROVE, COUNTY OF WASHINGTON AND STATE OF OREGON;

BEGINNING AT A POINT ON THE SOUTH LINE OF PACIFIC AVENUE (COUNTY ROAD NO. 335) IN FOREST GROVE, OREGON; 30 FEET SOUTH OF THE SOUTHEAST CORNER OF THE HENRY BUXTON DONATION LAND CLAIM NO. 62, SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT TO GLEN H. EPLER AND RECORDED IN BOOK 597, PAGE 0243, WASHINGTON COUNTY DEED RECORDS;
THENCE SOUTH 150.0 FEET ALONG THE WEST LINE OF SAID TRACT;
THENCE SOUTH 83°56' EAST 170 FEET TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT TO GLEN W. VANDYKE AND MARIANNE R. VANDYKE RECORDED IN BOOK 1082, PAGE 0837, WASHINGTON COUNTY DEED RECORDS;
THENCE NORTH ON THE WEST LINE OF SAID VANDYKE TRACT 150.0 FEET TO A POINT ON THE SOUTH LINE OF SAID PACIFIC AVENUE;
THENCE NORTH 83°56' WEST ON THE SOUTH LINE OF SAID PACIFIC AVENUE 170 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOHN G. TERHORST RECORDED JUNE 19, 1979, FEE NO. 79023730, IN THE NORTH ONE-HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF FOREST GROVE, COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TERHORST TRACT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC AVENUE;
THENCE ALONG THE EAST LINE OF SAID TERHORST TRACT, SOUTH 00°00'00" WEST, 135.00 FEET;
THENCE PARALLEL WITH THE RIGHT-OF-WAY OF PACIFIC AVENUE, NORTH 83°56'00" WEST, 112.00 FEET;
THENCE NORTH 00°50'43" EAST, 134.80 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF PACIFIC AVENUE;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 83°56'00" EAST, 110.00 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

PART OF THE T.G. NAYLOR DONATION LAND CLAIM NO. 37, IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

BEGINNING AT A POINT ON THE SOUTH LINE OF PACIFIC AVENUE (COUNTY ROAD NO. 335) IN FOREST GROVE, OREGON, 30 FEET SOUTH OF THE SOUTHEAST CORNER OF THE HENRY BUXTON DONATION LAND CLAIM NO. 62, SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT TO GLEN H. EPLER AND RECORDED IN BOOK 597, PAGE 0243, WASHINGTON COUNTY DEED RECORDS;

THENCE SOUTH 150.0 FEET ALONG THE WEST LINE OF SAID TRACT TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 83°56' EAST 158 FEET TO THE MOST WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT TO GLEN W. VAN DYKE AND MARIANNE R. VAN DYKE RECORDED IN BOOK 1082, PAGE 0837, WASHINGTON COUNTY DEED RECORDS;
THENCE SOUTH ON THE WEST LINE OF SAID VAN DYKE TRACT 85.0 FEET;
THENCE SOUTH 83°48' EAST 135.35 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 82, PAGE 0413, WASHINGTON COUNTY DEED RECORDS;
THENCE SOUTH 00°45' WEST 861.6 FEET ALONG SAID WEST LINE;
THENCE SOUTH 83°56' EAST 400.1 FEET;
THENCE SOUTH 89°42' EAST 372.82 FEET, MORE OR LESS, TO THE CENTER OF GALES CREEK;
THENCE SOUTHERLY AND WESTERLY AND FOLLOWING THE CENTER LINE OF GALES CREEK TO ITS INTERSECTION WITH THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT TO GEORGE L. HENDRICKS AND LENA HENDRICKS, RECORDED IN BOOK 157, PAGE 0039, WASHINGTON COUNTY DEED RECORDS;
THENCE NORTH 0°45' EAST AND FOLLOWING THE WEST LINE OF SAID HENDRICKS TRACT 1,320 FEET, MORE OR LESS, TO A POINT 180.0 FEET SOUTH OF THE SOUTHEAST CORNER OF THE HENRY BUXTON DONATION LAND CLAIM NO. 62, AND THE TRUE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL III:

BEING PART OF THE T. G. NAYLOR AND WIFE DONATION LAND CLAIM NO. 37 IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON AND BEGINNING AT AN IRON PIPE ON THE SOUTH LINE OF THE COUNTY ROAD LEADING WEST FROM FOREST GROVE TO NAYLOR CEMETERY; (COUNTY ROAD 335), SAID IRON PIPE BEARS SOUTH 78°17' EAST 301.2 FEET FROM THE SOUTHEAST CORNER OF THE HENRY BUXTON SR. DONATION LAND CLAIM;
THENCE SOUTH 83°56' EAST 400 FEET TO THE NORTHWEST CORNER OF E.L. NAYLOR'S 99 ACRE TRACT;
THENCE ALONG THE WEST LINE OF SAID NAYLOR'S TRACT AND THE EAST LINE (AND ITS NORTHERLY EXTENSION) OF THAT LAND DESCRIBED IN A LAND SALE CONTRACT RECORDED JULY 08, 1977 IN BOOK 1181, PAGE 0505, SOUTH 0°45' WEST 1096.6 FEET TO AN IRON PIPE ON THE MOST EASTERLY NORTH LINE OF THAT SAID DESCRIBED IN A LAND SALES CONTRACT TO GLEN H. EPLER RECORDED APRIL 20, 1966 IN BOOK 597, PAGE 0243;
THENCE NORTH 83°56' WEST 400 FEET ALONG SAID LINE TO AN IRON PIPE;
THENCE NORTH 0°45' EAST ALONG THE MOST NORTHERLY EAST LINE OF SAID EPLER TRACT 1096.6 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT TRACT CONVEYED TO ROY F. MCCURTZ, ET UX, BY DEED RECORDED DECEMBER 16, 1947, IN DEED BOOK 281, FEE NO. 4244, DEED RECORDS OF WASHINGTON COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE SOUTH OF THE COUNTY ROAD LEADING WEST FROM FOREST GROVE TO NAYLOR'S CEMETERY; SAID IRON PIPE BEARS SOUTH 78°17' EAST 301.2 FEET FROM THE SOUTHEAST CORNER OF THE HENRY BUXTON, SR. DONATION LAND CLAIM;
THENCE RUNNING SOUTH 83°56' EAST 400 FEET TO THE NORTHWEST CORNER OF THE GEORGE G. PATERSON PROPERTY AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE ON THE WEST LINE OF SAID PATERSON'S PROPERTY SOUTH 0°45' WEST ALONG THE WEST LINE OF THE SAID PATERSON PROPERTY 145.37 FEET;
THENCE NORTH 89°15' WEST 99.76 FEET;
THENCE NORTH 0°45' EAST 154.83 FEET;
THENCE SOUTH 83°56' EAST 100 FEET TO THE PLACE OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

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Exhibits

- A Gales Creek Terrace Plan Drawings (11 x 17", not to scale)
- B Neighborhood Meeting Documentation
- C Slope Analysis and Area Calculation Mapping
- D Open Space Area Calculations
- E Gales Creek Corridor Impact Mitigation Documentation
- F Certification Letters (City Engineer; Forest Grove Light & Power)

Project Description

Gales Creek Terrace is a proposed Planned Development community. Located within walking distance from Forest Grove’s historic business district, its plan is tailored to the sloping land that rises from the northern edge of the Gales Creek corridor in the southwestern part of the city. The pattern of streets and detached single-family homes is designed to hug the existing terraced topography of the land, while also complying with City of Forest Grove standards for development density, horizontal street alignments, vertical street profiles, and other planning and public works requirements for safety and efficiency of services. (See plan set in Exhibit A.)

Gales Creek Terrace includes substantial open space amenities that derive in part from its close relationship with Gales Creek, whose centerline forms the southern boundary of the subject property. To meet the open space and recreational needs of residents, Gales Creek Terrace includes some shared open spaces as well as a linear tract of land along the northern edge of the Gales Creek basin. Within that linear corridor, which extends along the entire east-west length of the project, the City of Forest Grove can extend its public trails system in accordance with the Forest Grove Community Trails Master Plan. The Gales Creek Terrace plan includes four pedestrian points of connection from public streets to the Gales Creek trail corridor, one of which can be designed for accessibility in accordance with Americans with Disability Act (ADA) standards (the other three will be too steep as a result of topographic conditions at the site).

Project implementation is proposed to occur in three construction phases. The phases will progress from east to west as the developer completes extensions of the existing public sanitary sewer system from its existing terminus southeast of the subject property.

Phase 1: 58 Lots/Homes
Phase 2: 48 Lots/Homes
Phase 3: 80 Lots/Homes
Total: 186 Lots/Homes

The subject property consists of four parcels of land. The Applicant/Owner intends to retain ownership of tracts that are not included in the Planned Development. Here is a summary breakout of the overall acreages:

Gales Creek Terrace Land Allocation Summary

	<u>Acres</u>	<u>% of PD</u>
Gross Area [1]	47.42	
Area Retained by Owner (non-urban)	<u>-22.50</u>	
Planned Development Area	24.92	100%

Allocations:

Area in Proposed Lots	12.87	52%
Public Rights-of-Way	5.02	20%
Contiguous Common Open Space [2]	5.14	21%
Other Common Open Spaces	1.89	8%

[1]: Parcel area figures from CAD system differ from nominal areas on tax maps.

[2]: Gales Creek linear trail corridor and adjacent open space tracts.

The plans submitted by the Applicant demonstrate how all of the necessary extensions and connections of public infrastructure (utilities and streets) to serve the additional residences will be constructed in each phase.

This document identifies applicable provisions of the City of Forest Grove's zoning and development standards (*quoted in italic type*), and provides responses from the Applicant to demonstrate how the proposed Gales Creek Terrace project complies with all applicable requirements.

APPLICATION PROCESS AND PROCEDURES

10.1.200 PURPOSE

This section of the Code describes the general procedures that apply to land use permit reviews. It contains the step-by-step land use application processing requirements.

10.1.205 CONSOLIDATED REVIEW

Where a proposal involves more than one application for the same property, the applicant may submit concurrent applications. The applications shall be consolidated for review in accordance with the highest numbered procedure. For example, a minor adjustment (Type I) can be consolidated with a conditional use (Type III), but it will be subject to Type III procedures.

Response: This is an application for consolidated review of a Planned Development and Subdivision, with implementation in three phases of construction and final platting. The Planned Development application requests approval for special design sections for certain public streets within the project, as well as for reduced or offset building setbacks at some locations.

10.1.210 INITIATION AND WITHDRAWAL OF LAND USE APPLICATION

Land use applications shall be initiated by one of the following:

A. Application by all the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owner or contract purchasers;

...

The Director may withdraw any application at the written request of the applicant, prior to the final written decision. Fees for applications withdrawn at the request of the applicant shall be refunded, less the actual costs incurred by the City in processing the application..

Response: The Applicant is the owner/contract purchaser of the subject properties and so is eligible to submit pursuant to subparagraph A.

10.1.215 PRE-APPLICATION CONFERENCE

The director shall not accept a Type II, III or IV land use application for processing unless the applicant or the applicant's representative has attended a pre-application conference, or the Director has, in his or her discretion, signed a waiver of the pre-application conference.

[detailed provisions omitted for brevity]

The Director shall schedule the pre-application conference within seven (7) working days of the request. The Director shall identify and prepare a summary of topics to be discussed and shall provide the applicant with a written summary of the conference.

If a complete application relating to the proposed development action that was the subject of the pre-application conference has not been submitted within one (1) year of the conference, a new pre-application conference or waiver is required.

Response: This complex development application has been the subject of numerous meetings between City staff and the Applicant's design team in the time period prior to submittal. Such pre-application meetings occurred at City of Forest Grove offices on October 17, November 20, December 2 and 18, 2013. This requirement is met.

10.1.220 NEIGHBORHOOD MEETING

When the Director determines that a proposed project has the potential to raise concerns of neighborhood or community impact, the applicant shall initiate, attend and conduct a neighborhood meeting. The purpose of the neighborhood meeting is to allow the neighbors and other interested parties to become familiar with the proposal and to identify issues that may be associated with an application. The Director shall identify the need for the meeting within seven days after the pre-application conference is held.

The neighborhood meeting is intended to result in an application that is responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application. The City expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The City expects the neighbors will work with the applicant to provide such input.

Neighborhood meetings must be conducted before the City will accept an application on any portion of the proposal. The applicant can request a sign-in sheet from the Community Development Department or provide his or her own sign-in sheet, which must be completed on the night of the neighborhood meeting and submitted to the City at the time of application as verification that the meeting was held. The sign-in sheet should indicate the date, time and location of the meeting, a brief heading describing the subject of the proposal, and the signatures of those in attendance at the meeting. The City shall retain the sign-in sheet as part of the record in the land use case file.

Those notified of the neighborhood meeting shall, at minimum, include all surrounding property owners and residents located at the notification distance of the greatest level permit or 300 feet if the permit type is not known, as well as any other interested parties identified by the Director.

Response: The Applicant provided notices per these requirements and conducted a neighborhood meeting on Tuesday, September 24, 2013, beginning at 6:00 p.m. at the Rogers Conference Room of the Forest Grove City Library. Neighborhood meeting documentation is provided in Exhibit B

10.1.225 APPLICATION CONTENTS

A land use application shall consist of at least the following:

A. A completed city application form with the following information:

1. Property description and assessor map parcel number(s);
2. Name, address, telephone number of the applicant(s), property owner(s) or contract purchaser(s), and, if applicable, the same information of the authorized agent of the applicant, property owner or contract purchaser
3. A complete list of the approvals sought by the applicant.

B. A narrative description of the proposed development, existing site conditions, and pertinent background information.

C. Findings that discuss how the approval criteria of the Code are or can be met.

D. Transportation study may be required by the Director when determined at the pre-application conference the proposed project would have potential circulation or safety impacts, need for off-site street improvements or would increase traffic on City streets by at least 50 peak hourly trips, or a Transportation Impact Study is required by the Oregon Department of Transportation. The Director may also require a transportation study for any one project or multiple projects where there may be cumulative traffic impacts from two or more projects affecting one or more transportation facilities.

E. Duplicates of the above information as required by the Director. (Note: The pre-application conference summary will provide guidance on what specific information is required and how many copies must be submitted.)

F. All required application fees.

G. An 8 ½ x 11 copy of the site plan for the public notice.

H. Additional applicable information required by other sections of this Code.

Response: The Applicant has paid application fees, and has prepared and submitted drawings, technical evidence, this narrative/findings document, and other materials to demonstrate compliance with applicable Code standards, as required by this Section.

10.1.230 APPLICATION SUBMITTAL AND ACCEPTANCE

10.1.235 RECOGNITION OF INTERESTED PARTIES TO RECEIVE NOTICES

[detailed provisions omitted for brevity]

Response: These provisions provide procedural guidance and do not require a response from the Applicant.

TYPE III PROCESS – QUASI-JUDICIAL LAND USE DECISIONS

10.1.600 DEFINITION

A land use decision, as defined in ORS 197.015(10), includes final decisions or determinations concerning the adoption, amendment or application of the goals, a comprehensive plan provision, a land use regulation, or a new land use regulation.

In general, land use decisions require the greatest amount of discretion and the evaluation of subjective approval standards. Land use decisions that are site-specific in nature are classified as Type III quasi-judicial decisions and land use decisions that apply to the general population and prescribe policy are classified as Type IV legislative decisions.

10.1.605 TYPE III APPLICATIONS AND APPROVAL CRITERIA

Applications so designated throughout the Development Code are reviewed under the Type III process based on the requirements and criteria for each application set forth in other sections of this Code. Examples of these applications include:

[detailed provisions omitted for brevity]

Any application that is not specifically designated in the Code as being under one of the four review processes, and which the Director determines is similar in impact and scope to other Type III applications, shall be processed as a Type III application.

Response: The Applicant has been advised by City staff that a Type III review procedure is appropriate for this consolidated application.

10.1.610 NOTICE

10.1.615 NOTICE CONTENT

10.1.620 DECISION AUTHORITY

10.1.625 ANNOUNCEMENT OF DECISION

10.1.630 BASIS FOR DECISION

10.1.635 NOTICE OF DECISION

10.1.640 APPEALS

[detailed provisions omitted for brevity]

Response: These provisions provide procedural guidance and do not require a response from the Applicant.

GENERAL INFORMATION ON LAND USE REVIEWS

10.2.050 INTRODUCTION

The Development Code uses a combination of nondiscretionary and discretionary reviews to evaluate land use proposals for compliance with the use and development requirements of the code. The nondiscretionary reviews provide the certainty needed in most situations by providing clear and objective criteria. Discretionary reviews provide needed flexibility by allowing more subjective criteria, and providing for the modification of regulations in response to specific site conditions.

10.2.060 FUNCTION OF REVIEW CRITERIA

A. Review criteria set the bounds for the issues that must be addressed by the applicant and which may be raised by the City or affected parties.

B. The review criteria have been derived from and are based on the Comprehensive Plan. Reviews using the goals and policies of the Comprehensive Plan are not required unless specifically stated.

C. When review criteria refer to the request's meeting a specific threshold, such as adequate services, the threshold includes any proposed improvements, mitigation measures, or limitations. All proposed improvements, mitigation measures, and limitations must be identified prior to a final decision by a review body.

10.2.070 BURDEN OF PROOF

The burden of proof is on the applicant to show that all applicable review criteria are met.

10.2.080 CONDITIONS OF APPROVAL

The City may attach conditions to the approval of a land use decision in order to ensure that the proposal will conform to the applicable review criteria.

10.2.090 RELATIONSHIP TO OTHER REGULATIONS

Approval of a land use application based on review criteria in this Code does not relieve the applicant of responsibility for compliance with other applicable codes, ordinances, statutes or regulations.

Response: These provisions establish the framework for the City's review of the recommended findings submitted by the Applicant, below.

DESIGN REVIEW

SITE DEVELOPMENT REVIEW

[detailed provisions omitted for brevity]

Response: In the Code provisions for Planned Developments, Section 10.4.205.D. provides as follows:

D. Site development/design review. The PD approval may remove the requirement for subsequent site development or design review of individual buildings, if the PD includes building elevations and sufficient information to demonstrate compliance with the applicable site development/design review standards. The PD decision shall expressly state whether individual buildings within the PD (such as commercial or multifamily buildings) require site development or design review approval.

Gales Creek Terrace is designed to offer detached single-family residences on separate lots, in a variety of styles and sizes to meet the needs and desires of Forest Grove households. Detached single-family residences are not among the building types for which Design Review is required, pursuant to Section 10.2.310. Following approval and implementation of this proposed Planned Development and Subdivision, Site Development Review may be appropriate prior to issuance of permits for new construction on individual lots; however, it would be premature in conjunction with this application.

RESIDENTIAL ZONES

10.3.100 PURPOSE

The City of Forest Grove has established five residential zones to implement the Residential designations of the Comprehensive Plan. The zones provide the flexibility for a range of lot sizes and housing types. The five zones are distinguished primarily by the number of dwelling units permitted per net acre. Target densities are established for each zone. The Code also provides an opportunity for a density bonus in each of the five zones to encourage special design features and amenities when a Planned Development (PD) process is followed. The regulations of the residential zones are intended to protect the livability of existing and future residential neighborhoods by encouraging primarily residential development with compatible non-residential development at appropriate locations and at an appropriate scale. Another purpose of these regulations is to encourage a full range of owner-occupied and rental housing at affordable prices.

10.3.110 LIST OF RESIDENTIAL ZONES

...
F. Residential RMH

The RMH zone is intended for development at a target density of 20.28 dwelling units per net acre. Multi-unit residential buildings will be the predominant housing type in this zone. RMH zoning is generally applied near transit streets and adjacent to commercial districts. The RMH zone also allows a limited range of non-residential uses to help provide services for residents and enhance the quality of the higher density neighborhood.

10.3.120 USE REGULATIONS

Refer to Article 12 for information on the characteristics of uses included in each of the Use Categories.

- A. *Permitted Uses.* Uses allowed in the Residential zones are listed in Table 3-2 with a “P”. These uses are allowed if they comply with the development standards and other regulations of this Code.
- B. *Limited Uses.* Uses that are allowed subject to specific limitations are listed in Table 3-2 with an “L”. These uses are allowed if they comply with the limitations listed in the footnotes to the table and the development standards and other regulations of this Code.
- C. *Conditional Uses.* Uses that are allowed if approved through the conditional use process are listed in Table 3-2 with a “C”. These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and other regulations of this Code. The conditional use process and approval criteria are stated in Section 10.2.200.
- D. *Not Permitted Uses.* Uses listed in Table 3-2 with an “N” are not permitted or prohibited. Existing uses may be subject to the regulations of Section 10.7.100, Nonconforming Development.
- E. *Accessory Uses.* Uses that are accessory to a primary use are allowed if they comply with specific regulations for accessory uses and all development standards.

**TABLE 3-2
Residential Zones: Use Table (excerpt)**

USE CATEGORY	RMH
RESIDENTIAL	P
Household Living	
Group Living	L[1]
Transitional Housing	C
Home Occupation	L[2]
Bed and Breakfast	L[3]
HOUSING TYPES	L[4]
Single Units, Detached	
Single Units, Attached	P
Accessory Units	L[6]
Duplexes	P
Manufactured Homes	L[7]
Manufactured Home Park	C
Multi-Family Units	P

Table Footnotes:

...
[1] Group living with five (5) or fewer residents permitted by right; group living with six (6) or more residents requires conditional use approval.

- [2] Home occupation permitted as an accessory use in all residential zones, subject to compliance with the home occupation standards in Article 7.
- [3] Bed & Breakfast Inn limited to three (3) guest rooms in the SR, R-10, R-7, R-5 and RML zones and twenty-seven (27) guest rooms in the RMH zone, subject to compliance with the Bed & Breakfast Inn standards in Article 7.
- [4] To preserve RMH land for development of multi-family housing, new detached single-family units (including manufactured homes) shall only be allowed on existing lots of record smaller than 5,000 square feet.
- [6] Accessory dwelling units are allowed in conjunction with a single-family dwelling in any residential zone, subject to compliance with the accessory dwelling unit standards in Article 7.
- [7] Manufactured homes on individual lots are permitted except within national historic districts, subject to compliance with the standards in Article 7. Manufactured homes are prohibited within a national historic district.

Response: Gales Creek Terrace is designed to accommodate a total of 186 lots for single-family detached residential construction. Compliance with density requirements is demonstrated below in the response to Section 10.3.130, Residential Development Standards. Development and use of the resulting platted lots will be required to comply with the above use standards.

10.3.130 RESIDENTIAL DEVELOPMENT STANDARDS

A. Residential Densities

The City of Forest Grove regulates residential development primarily by density rather than minimum lot size. Density is calculated based on net site area. Within the density limits of each of the five residential zones, a variety of housing types and lot sizes are permitted. This approach allows more sites to be developed with the flexibility of a Planned Development.

All residential subdivisions and multi-family developments are required to develop at a minimum of 80% of the targeted density.

TABLE 3-3

Residential Zone Density Standards (excerpt)

Zoning District	Average Lot Size	Target	Minimum	Incentive*
RMH	--	20.28	16.22	23.32
Density = dwelling units / NET ACRE Minimum Density = 80% of Target Incentive Density = 115% of Target except for SR and R-10, which is 120% of Target				

* only allowed a part of a Planned Development (see Section 10.4.200)

B. Calculating Potential Densities

The number of dwelling units allowed on a parcel in any of the five residential zones is calculated using Table 3-3. Density calculations count dwelling units (not structures), i.e., a duplex is counted as two (2) dwelling units. Accessory dwelling units are not counted as dwelling units for the purpose of calculating density.

1. The Target Density is permitted outright.

2. *The Minimum Density is required to ensure:*
 - a. *Land is being used at the appropriate intensity planned for the area;*
 - b. *Enough dwelling units can be developed to accommodate the projected need for housing; and*
 - c. *Compliance with the Metro Functional Plan.*
3. *The Incentive Density provides the opportunity for a density bonus to reward design features, amenities, and/or other improvements which can be shown to increase the value of the residential development for neighborhood residents and the general public and/or provide affordable housing. Incentive Density is only allowed as part of a Planned Development (see Article 4, Section 10.4.200).*

C. *Density Reductions Due to Slope*

All densities (target, minimum and incentive) listed in Table 3-3 shall be reduced based on the slope of the property as shown below. Where a parcel has areas of different slopes, the property shall be divided up into areas of like slopes, and the reductions applied to those areas. If the areas of similar slopes do not fit into the categories below, the Director shall use a percentage reduction that is based on the slope-to-density reduction relationship expressed in Table 3-4 (For example, an area of 13% to 18% slope would receive a reduction of around 25%).

TABLE 3-4: Density Reduction for Slopes

<i>Average Slope</i>	<i>Reduction in Density</i>
<i>10% to 14.9%</i>	<i>10%</i>
<i>15% to 24.9%</i>	<i>30%</i>
<i>25% to 34.9%</i>	<i>50%</i>
<i>35% and above</i>	<i>100%</i>

For development sites over two (2) acres that have an average slope greater than 20% (see definition), development is only allowed through approval of a Planned Development.

Response: The Applicant has prepared computerized slope analysis mapping of the net area of the Subject Property using the slope categories in Table 3-4. (See Exhibit C.) That analysis results in the following tabular summary, which concludes that a minimum yield of 186 dwelling units is required to meet the minimum density requirement:

Slope Category	Min. Slope	Max. Slope	Area (SF)	Area (Acres)	RMH Density (Min.)	Density Reduction (Table 3-4)	Adjusted Density (Min.)	Minimum DU's Required
1	0%	10%	216,405	4.97	16.22	0%	16.22	80.6
2	10%	15%	213,833	4.91	16.22	-10%	14.60	71.7
3	15%	25%	126,812	2.91	16.22	-30%	11.35	33.1
4	25%	35%	3,334	0.08	16.22	-50%	8.11	0.6
5	35%	>35%	62	0.00	16.22	-100%	0	0.0
			560,446	12.87				185.9

The proposed development contains 186 lots for single-family residential development, i.e., one dwelling unit per lot. The proposed development therefore complies with these provisions.

D. Exemptions from Minimum Density Standards

1. Small Parcels. The minimum density standards set forth in Table 3-3 focus primarily on subdivisions and multi-family developments. The standards do not apply to individual single family building permits on existing parcels or to partitions or development on parcels smaller than one-half (1/2) acre. The City does not want to inhibit infill development or require densities that are out of scale with established neighborhoods with the application of minimum density standards to small parcels. However, this exemption does not reduce the target density allowed outright on parcels smaller than one-half (1/2) acre; it only removes the requirement for a minimum number of units.

Response: This provision is not applicable because no exemption from the Minimum Density Standards is requested.

E. Incentive Density

Planned Developments may request a density bonus up to a maximum of the Incentive Density shown in Table 3-3 and shall be based on the following discretionary criteria:

[detailed provisions omitted for brevity]

Response: This provision is not applicable because no Incentive Density bonus is requested.

F. Minimum Lot Size and Dimensions (SR, R-10, R-7 and R-5 Zones)

[detailed provisions omitted for brevity]

Response: These provisions are not applicable to the Subject Property because it is in the RMH Zone. Refer to Subsection G below.

G. Minimum Lot Size and Dimensions (RML and RMH Zones)

Varied lot sizes and housing types are permitted and encouraged within the density ranges established for the RML and RMH Zones. However, construction of new single family detached units is restricted to existing lots smaller than 5,000 square feet in the RMH Zone in order to retain land for multi-family housing. The following base minimum lot size and dimensional standards apply after the potential number of units has been determined using Table 3-3.

[detailed provisions omitted for brevity]

H. Setback Standards

[detailed provisions omitted for brevity]

I. Building Height

[detailed provisions omitted for brevity]

Response: This application for Planned Development approval is subject to the provisions of the Planned Development Chapter of the Code, under Section 10.4. Section 10.4.215, PD Development Standards, subsection A, provides that *“The development standards of the base zone apply unless they are superseded by the standards of this section or the PD approval.”* This request includes

specific development standards for Gales Creek Terrace that will supersede the base zone standards pursuant to that provision. Detailed discussion is provided below under Section 10.4.215.

10.3.140 RESIDENTIAL DESIGN STANDARDS

All residential development is subject to the design standards found in Section 10.8.880.

Response: Homes proposed for construction within GCT will be required to demonstrate compliance with the applicable design standards. Detailed responses are provided below for that Code Section.

PLANNED DEVELOPMENTS

10.4.200 PURPOSE

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. The PD provisions are intended to:

A. Promote flexibility and innovation in site design and permit diversity in the location of structures;

Response: .

B. 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;

Response: .

C. Preserve to the greatest extent possible existing landscape features and amenities, and incorporate such features into the design of the PD;

Response: .

D. Combine and coordinate architectural styles, building forms and building relationships within the PD; and

Response: .

E. 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.

Response: .

10.4.205 PROCEDURES

A planned development is reviewed through a two-step process.

A. Preliminary plan. The preliminary plan is reviewed under Type III procedures. The preliminary plan review examines the PD plan with respect to items such as density, including the number, type, and location of dwelling units; parking; impacts on surrounding areas; adequacy of services; and conceptual plan for service improvements. Preliminary plan approval will only be granted when there is a reasonable certainty that the PD will fulfill all applicable requirements of the City Codes.

B. Final plan. The final plan for the PD is reviewed under Type II administrative procedures. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable City standards, requirements, and conditions have been met. Approval will only be granted if the final plan is in substantial conformance with the preliminary plan.

C. Concurrent land division. A PD may be filed and processed concurrently with a partition or subdivision application. All of the submittal requirements and review standards of Article 6 will apply to a concurrent PD/land division request. The tentative plat will be combined with the preliminary PD review and the final plat will be combined with the final PD review.

D. Site development/design review. The PD approval may remove the requirement for subsequent site development or design review of individual buildings, if the PD includes building elevations and sufficient information to demonstrate compliance with the applicable site development/design review standards. The PD decision shall expressly state whether individual buildings within the PD (such as commercial or multifamily buildings) require site development or design review approval.

10.4.210 PROFESSIONAL DESIGN TEAM REQUIRED

The PD applicant must certify, in writing, that a member of each of the following professions will be used in the planning and design process for the proposed PD:

A. A licensed architect or professional urban designer.

B. A licensed landscape architect, a certified nurseryman, or landscape designer approved by the Director.

C. A registered civil engineer or land surveyor.

One of the above professionals shall be designated by the applicant to act as a liaison between the Community Development Department, the design team, and the applicant during the two-step PD review process. The Planning Commission or City Council may require the expertise of other professionals on the design team if it is determined that the site merits special consideration to unique or adverse features or conditions.

10.4.215 PD DEVELOPMENT STANDARDS

A. Base Zone Standards. The development standards of the base zone apply unless they are superseded by the standards of this section or the PD approval.

Response: Gales Creek Terrace is proposed as a Planned Development to create a specific neighborhood scale, context, and range of home styles. The Planned Development process allows the City of Forest Grove to evaluate and approve a specific set of dimensional standards that is unique to Gales Creek Terrace, in lieu of using base zone standards designed for general applicability outside the Planned Development approval process. Specific development standards are provided in detail and discussed under the specific subsection headings below.

B. Site Size. There are no minimum or maximum size limitations for a PD.

Response: The proposal complies with this provision.

C. Calculation of Density. The number of dwelling units allowed in residential zone PDs shall be calculated on the basis of Table 3-2 in Article 3. All residential development shall be at a minimum of 80% of the target density for the parent zone. A request for incentive density may be approved for the PD, based on the criteria in Section 10.3.130 E.

Response: The Applicant's response to Section 10.3.130 Residential Development Standards, above in this document, demonstrates compliance with the residential density requirements of the RMH base zone. This application does not include a request for an incentive density bonus.

D. Multiple Base Zones. When a proposed PD site includes more than one base zone, the uses may be allocated throughout the site without regard to zoning boundaries.

Response: The entire Subject Property is located within the RMH base zone.

E. Lot Sizes. There are no required minimum lot sizes.

Response: The proposal complies with this provision.

F. Housing Types Allowed. Housing types in zones that allow residential uses are not restricted in the PD.

Response: The principals of Gales Creek Development, LLC, previously developed the Casey Meadows and Casey Meadows 2 Planned Developments in Forest Grove. The Gales Creek Terrace concept is based on the Applicant's experience with that project, as well as numerous other projects in the region.

Gales Creek Terrace responds to several factors influencing housing choices and availability:

- Aspiring first-time home buyers are often young working adults seeking to settle where they can enjoy an easy (and preferably short) workplace commute;
- People in that demographic need a home that is within reach financially but can help them meet anticipated housing needs – frequently including starting a family;

- Detached single-family homes on separate lots are strongly preferred, in comparison with multifamily or attached residences;
- Homes with vehicular access on an alley are not as desirable as homes with their driveway/garage access directly from the street, in the front or side yard. Such lots are significantly slower to sell, and obtain lower prices.

Gales Creek Terrace seeks to address this housing niche at an opportune location on the terraced land north of Gales Creek, a short distance from the historic business district. The topography allows terraced streets running east-west, with lots primarily oriented north-south (preferable for solar access). While the RMH base zoning requires a relatively high number of dwelling units (at least 16.22 units per net acre, before slope adjustments), recent new home designs with smaller footprints – particularly structure widths – make it possible to satisfy the density requirement using a more broadly desirable dwelling type: detached single-family homes. The Planned Development provisions are designed to foster such flexibility, i.e., to use dwelling unit types other than those specified for typical development in the RMH zone, as long as density requirements are satisfied.

G. Height. The height limits of the base zone apply.

Response: The proposed maximum building height in Gales Creek Terrace is 35 feet, characteristic of neighborhood areas in single-family residential zones. This maximum building height limit does not exceed the RMH Zone standard of 45 feet, therefore the proposal complies with the applicable maximum building height requirement.

H. Building Setbacks. Building setbacks are established as part of the preliminary development plans approval.

Response: The Applicant requests approval for the following set of dimensional requirements and guidelines within Gales Creek Terrace:

**Lot Dimensional Requirements
Gales Creek Terrace Planned Development**

Housing Type	Minimum Lot Dimensions [1]	
Single-family Detached	Depth: 65 feet	Width: 23 feet
Single-Family Attached	Depth: 65 feet	Width: 20 feet

Footnotes: [1] Lot width is measured at the front building line.

**Setback Requirements
Gales Creek Terrace Planned Development**

Front Yard, Dwelling	11 feet
Front Yard, Garage	18 feet
Interior Side Yard	For detached residences and exterior sides of attached dwellings: <ul style="list-style-type: none"> • Minimum 6 feet between structures • May be centered on property line, i.e., 3 feet on both sides; or

	<ul style="list-style-type: none"> • Offset alignment may be specified by developer for paired lots across a shared interior side property boundary, e.g., <ul style="list-style-type: none"> ○ 0 feet + 6 feet, ○ 1 foot + 5 feet, ○ 2 feet + 4 feet, or ○ fractional values that sum to a minimum of 6 feet. <p>For interior (attached) sides of attached dwellings:</p> <ul style="list-style-type: none"> • Zero (i.e., common wall at property boundary).
Corner Side Yard	Minimum 5 feet or 1 foot more than Public Utility Easement width
Rear Yard	For lots with rear yards abutting the Gales Creek corridor pedestrian path tracts: 15 feet For all other lots: 12 feet

I. Open Space. In residential zones, at least 40% of the PD not in streets and driveways must be devoted to open space. In nonresidential zones, at least 20% of the PD not in streets and driveways must be devoted to open space. At least half of the open space in all zones must be in common ownership and at least half of that space be contained in one tract. The tract's configuration shall be 45% of the site's overall length and width with a minimum dimension of 20 feet.

Response:

The Planned Development meets the City's open space requirements. The private open space can be found on the lots in the yards. The plan proposes offset side yard setbacks (often called a "Zero Lot Line" configuration) to allow each lot to have a usable 6-foot wide side yard in addition to its 12-foot rear yard (15 feet for lots adjacent to the Gales Creek corridor). The resulting yard areas of homes (front yard excluding driveway, side and rear yards) typically amount to 32% to 39% of each interior lot, with higher ratios on corner lots (with a wider street side setback) and non-rectangular lots. Thus the requirement for open-space in private ownership is met. (See calculations in Exhibit D.)

The Code bases open space calculations on percentages "of the PD not in streets and driveways." (In the context of this planned development, since there are no shared accesses, or "driveways", the area calculations include all of the land area in proposed lots, deducting the public rights-of-way.) The basis figures below are from the Applicant's residential density calculations presented above:

Slope Category	Min. Slope	Max. Slope	Area (SF)	Area (Acres)
1	0%	10%	216,405	4.97
2	10%	15%	213,833	4.91
3	15%	25%	126,812	2.91
4	25%	35%	3,334	0.08
5	35%	>35%	62	0.00

			560,446	12.87
--	--	--	---------	-------

This 12.87-acre figure is the basis for analyzing compliance with the three factors that apply to residential planned developments:

- (1) *“In residential zones, at least 40% of the PD not in streets and driveways must be devoted to open space.”*
- (2) *[not applicable – applies only in nonresidential zones]*

Multiplying the 12.87-acre figure above (“PD not in streets”) by 40% produces a **minimum open space requirement of 5.15 acres.**

Gales Creek Terrace includes numerous open space tracts. A detailed phase-by-phase listing of the proposed tracts is provided in Exhibit D. Summarizing from those tables:

Phase	Contiguous Open Space (acres)	% of PD Total	Other Open Space (acres)	% of PD Total	Total PD Open Space (acres)	% of Total Minimum Requirement
1	2.63	55%	0.69	37%	3.32	64%
2	1.85	39%	0.37	20%	2.22	43%
3	0.29	6%	0.82	44%	1.11	22%
PD Total	4.77	100%	1.89	100%	6.63	129%

The proposed Planned Development includes open space tracts totaling 6.63 acres, which is 129% of the minimum requirement, exceeding the minimum by 1.48 acres. Note that open space provision is weighted heavily toward the initial phases of development: Phases 1 and 2 alone will provide a total of 5.54 acres of open space, or 108% of the total minimum project requirement.

- (3) *“At least half of the open space in all zones must be in common ownership and at least half of that space be contained in one tract.”*

This provision mandates that at least half of the minimum required open space be “*contained in one tract.*” Half of the minimum required open space area (5.15 acres) would be **2.08 acres.**

As the listing of 4.77 acres of “Contiguous Open Space” listed in the table above suggests, Gales Creek Terrace includes an open space feature that is more than twice the minimum required size (229%).

The following sets of proposed tracts, as illustrated in the lot layout/phasing drawings, together will comprise a contiguous open space that can be implemented logically in increments keyed to development phasing. These tracts will satisfy the intent of this requirement on a phase-by-phase basis as well as for the project as a whole:

Plat Phase	Tract Letter	Description / Notes	Contiguous Open Space
1	E	20-foot Wide Pedestrian Trail Corridor, Typ., with: <ul style="list-style-type: none"> • Public Sanitary Sewer Easement • Pedestrian Access Easement • Easement to allow HOA to construct & maintain retaining wall in northerly 5 feet of easement corridor • Utility Vehicle Access Easement 	0.40
	I	Gales Creek Vegetated Corridor	1.72
	J	Open Space (Scenic and Passive Use)	0.48
	K	Pedestrian Access between Tract E and 18 th Avenue (may require stairs due to steep slope)	0.03
	Open Space Totals - Phase 1 (Acres)		
... As Percent of Category Total for Project			55%

Plat Phase	Tract Letter	Description / Notes	Contiguous Open Space
2	L	Gales Creek Vegetated Corridor	0.29
	M	20-foot Wide Pedestrian Trail Corridor, Typ., with: <ul style="list-style-type: none"> • Public Sanitary Sewer Easement • Pedestrian Access Easement • Slope Easement • Utility Vehicle Access Easement 	0.28
	N	Open Space - Community Lawn and Gardens	0.72
	P	Open Space - Community Lawn and Gardens	0.30
	T	Pedestrian and Utility Vehicle Access in a temporary easement over tax lot 500, to be platted as a tract in Phase 3	0.26
	Open Space Totals - Phase 2 (Acres)		
... As Percent of Category Total for Project			39%

Plat Phase	Tract Letter	Description / Notes	Contiguous Open Space
3	U	20-foot Wide Pedestrian Trail Corridor, Typ., with: <ul style="list-style-type: none"> • Pedestrian Access Easement • Utility Vehicle Access Easement 	0.29
	Open Space Totals - Phase 3 (Acres)		
... As Percent of Category Total for Project			6%

Analysis Summary:	
Gales Creek Terrace Area Not in Streets (Acres)	12.87
Gales Creek Terrace Contiguous Open Space Total (Acres)	4.77
... As Percent of PD Area Not in Streets	37%

The proposed configuration of contiguous open space tracts meets this requirement.

(4) *The tract's configuration shall be 45% of the site's overall length and width with a minimum dimension of 20 feet.*

The key organizing element of the contiguous open space feature is formed by Tracts E, M and U. The three tracts are typically 20 feet wide, but wider in some locations where necessary to accommodate other needs, such as service vehicle access to storm water treatment facilities. Open space resources to the south include protective areas for Gales Creek and a vegetated corridor ("buffer") alongside it, and an area GCT homeowners can use for picnicking, gardening or other activities. To the north, pedestrian connections to the public street system are provided in tracts.

Comparing the dimensions of the pedestrian trail tracts with their corresponding development phases yields the following results:

Open Space Dimensional Analysis	Linear Feet +/-	Notes
Phase 1		
Development Area (north-south)	1000	
Development Area (east-west)	685	
Open Space Area	840	Tract E linear corridor length
<i>OS Dimension as Percent of Max. Dimension</i>	<i>84%</i>	
Phase 2		
Development Area (north-south)	580	
Development Area (east-west)	510	
Open Space Area	560	Tract M linear corridor length
<i>OS Dimension as Percent of Max. Dimension</i>	<i>97%</i>	
Phase 3		
Development Area (north-south)	840	
Development Area (east-west)	700	
Open Space Area	700	Tract U linear corridor length
<i>OS Dimension as Percent of Max. Dimension</i>	<i>83%</i>	

For each segment, the length of the tract exceeds the 45% requirement, and the 20-foot dimension of the tract meets the width requirement (even without considering the much larger Gales Creek open spaces alongside the trail corridor tracts). This requirement is met.

J. Parking. The base zone parking requirements apply. Common parking and maneuvering areas must be set back at least twenty (20) feet from the boundary of the PD.

Response: Each lot and house will be required to comply with on-site parking requirements. Additionally, to meet parking needs, the proposed curb-to-curb paved widths of the Avenues are wide enough to allow on-street parking.

K. Water Features. Water features such as streams or ponds must be left in a natural state unless altered to improve the natural values of the water feature or to improve stormwater drainage. Water features and their edges should be kept in common ownership.

Response: The Applicant has retained SWCA Environmental Consulting to perform on-site delineations of wetlands and related biological studies, prepare plans for vegetated corridor enhancements, and work with jurisdictional agencies (such as Oregon Department of State Lands and Clean Water Services) for approval of the proposed impact mitigation plans. (See Exhibit E.) The Gales Creek Terrace project will be required to perform vegetated corridor enhancement activities along Gales Creek adjacent to the urban area, located generally between the top of bank on the north side of the stream and the pedestrian trail corridor along the southern edge of the residential development area.

There are portions of the property that are not needed for development which will be retained by the Declarant

L. Facilities and Services. It is the responsibility of the applicant to provide all service facilities necessary for the functioning of the PD. Service facilities such as streets, water supply facilities, sanitary sewers, and storm water detention facilities must be dedicated to the public if they are to provide service to any property not included in the PD. However, the review body may approve private service facilities with the consent of the appropriate service provider.

Response: Phased construction of Gales Creek Terrace will proceed from east to west because it is necessary to extend the public sewer trunk line from its existing terminus southeast of the Subject Property to serve the area (as well as, ultimately, other properties to the west of the Subject Property). In each phase, the developer will construct streets, water services and storm drainage systems, including storm water quality facilities to serve each new development area. Where public water, sewer and storm facilities cannot be located within public street rights-of-way, they will be routed through tracts or public utility easements. The Applicant has provided preliminary utility plans to demonstrate the feasibility of constructing and operating all of the needed utility systems. (See Exhibit A.

M. Underground Utilities. All service facilities must be placed underground except those that by their nature must be on or above ground, such as fire hydrants and open water courses. The applicant is responsible for making the necessary arrangements with utility companies and other appropriate entities when installing all service facilities.

Response: All franchise or “dry” utility services (such as natural gas, electricity, telephone, and cable TV) will be provided underground within Public Utilities Easements located along all public street right-of-way edges.

N. Construction to Standards. All service facilities dedicated to the public must be constructed to City standards. All private service facilities must be designed by a qualified civil engineer to City standards or comparable design life as determined by the City Engineer.

Response: Preliminary engineering plans submitted by the Applicant demonstrate the feasibility of constructing required service facilities to meet City standards in the proposed alignments. Compliance will be assured through the Public Work Permit review/issuance process following land use approval, prior to construction.

O. Building Size Standards. For areas designated as Planned Shopping Center by the Comprehensive Plan, commercial retail is limited to 20,000 square feet and commercial office is limited to 10,000 square feet.

Response: This provision is not applicable because the subject property is designated only for residential use.

10.4.220 PRELIMINARY PLAN REVIEW

A. Procedure. Preliminary plan reviews are processed through a Type III procedure.

B. Submittal Requirements. Applications for a preliminary plan review must contain the information stated below in addition to that required by Section 10.1.225.

1. General statement. A statement of how the purpose of Section 10.4.200 will be achieved by the proposed PD. The statement should include sketches or illustrations of the proposed character of the development, a description of how the PD will relate to surrounding land uses and whether other land use reviews are requested.

2. Summary report. A summary report identifying the different land uses, including the amount of land for housing, non-residential uses, open areas, streets and parking; the number and type of housing units; the amount and type of commercial or industrial areas, if any; and a statement of how necessary services will be provided and whether the services will be publicly or privately owned and operated.

3. Drawings of existing site conditions. A drawing or drawings must be submitted which display and inventory existing site conditions including the items listed below.

- a. Ground elevations shown with contour lines at two (2) -foot intervals or less.*
- b. Areas of moderate or severe landslide potential, as identified on City maps or documented by an engineering geologist or geotechnical engineer.*
- c. General soil types as identified on City maps or as documented by an engineering geologist or soils engineer.*

- d. Existing natural features, including rock outcroppings, trees and tree groves, fish and wildlife habitats, ponds, wetlands, and watercourses.*
- e. Existing on-site or abutting sanitary sewage, storm drainage, and water supply facilities. If such facilities are not on or abutting the site, indicate the direction and distance to the nearest ones.*
- f. Width, location, and purpose of all existing easements of record on or abutting the site.*
- g. A description of the traffic circulation system on or abutting the site, including street sizes, level of improvements, and condition of the streets.*
- h. A description of areas abutting the PD, indicating zoning districts, land uses, densities, circulation systems, public service facilities, natural features, and approximate locations of nearby structures.*
- i. Any additional information about existing site conditions required for a concurrent subdivision application.*

4. PD Site Plan. The site plan must include the information stated below.

- a. Setbacks for houses and the placement and bulk of other buildings.*
- b. The traffic circulation system, including connections to existing public rights-of-way, off-street parking, and the ownership of streets and parking areas.*
- c. Conceptual plans for pedestrian and bicycle circulation systems.*
- d. Conceptual plans for all necessary services, including their location and whether the services will be publicly or privately owned and maintained.*
- e. Conceptual plans for all facilities for the control and disposal of storm water and groundwater.*
- f. Conceptual plans for the location and design of public and private open areas or structures.*
- g. Treatment proposed for the periphery of the site, including the approximate amount, location, and type of any required landscaping.*
- h. Conceptual guidelines for multi-family and commercial structures, including such things as building heights, sizes, areas, roof shapes, exterior materials, and types of parking areas.*

5. Phased PDs. PDs being developed in phases require a description of each phase, including the size, uses, and timing.

6. Drawings. Drawings showing the existing site conditions and the proposed site plan must be at a reasonable size and scale to clearly show all required information. The drawings must display the following:

- a. Name of the proposed PD;*
- b. Date, north arrow, and scale of the drawing;*
- c. Legal description of the PD sufficient to define its location and boundaries;*
- d. Names, addresses, and telephone numbers of the owner, applicant, and design team;*
- e. Appropriate identification of the drawing as a preliminary plan.*

C. Approval Criteria. The preliminary plan will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:

- 1. The plan fulfills the purpose for PDs stated in Section 10.4.200;*

Response: Please refer to the Applicant's responses above under "10.4.200 PURPOSE".

2. *The plan meets the submittal requirements of Section 10.4.220 B;*

Response: This narrative/findings document, together with drawings and supporting technical evidence presented by the Applicant, satisfy the submittal requirements.

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

Response: The Applicant has obtained letters from the City Engineer and from Forest Grove Light & Power indicating that services exist in or near the property, and can be extended and/or otherwise improved to meet the service needs of the proposed Planned Development.

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

Response: This narrative/findings document, together with drawings and supporting technical evidence presented by the Applicant, satisfy the requirements of Article 8 for review of the proposed subdivision.

D. Time Limit. Preliminary plan approval is valid for three (3) years and may not be extended. The three (3)-year period will not begin until any appeals beyond the jurisdiction of the City are completed. Within the three (3) year time period, the applicant must submit a final development plan for the entire site, or for the first phase if the PD has been approved for phased development. The applicant must submit final development plans for any subsequent phases within the time limit specified for the phases.

Response: This Section provides procedural guidance and requires no evidence from the Applicant.

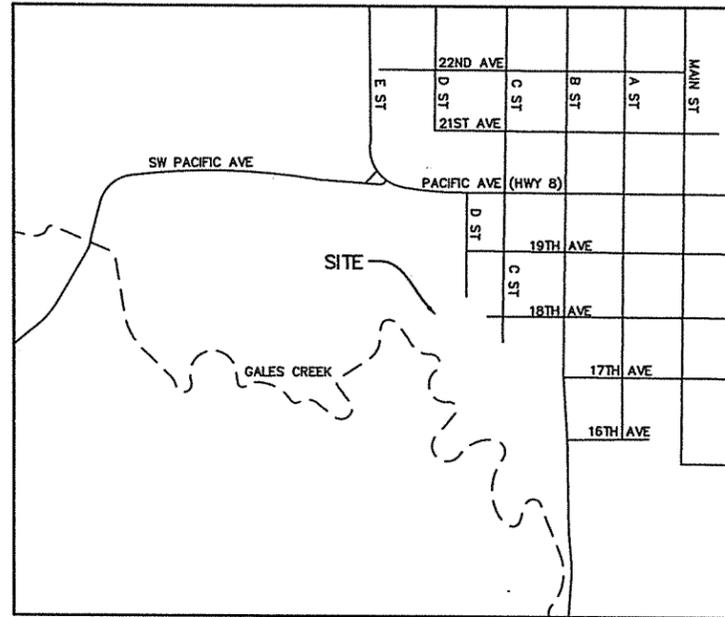
*10.4.225 FINAL PLAN REVIEW
[detailed provisions omitted for brevity]*

Response: This Section provides standards for the review and approval of a Final Plan. For this proposal, which will involve a Subdivision Final Plat, Final Plan Review under this section is best undertaken at that time, in a coordinated process.

Exhibit A

Gales Creek Terrace Plan Drawings
(11" x 17", not to scale)

PRELIMINARY PLANS FOR GALES CREEK TERRACE FOREST GROVE, OREGON



VICINITY MAP
NOT TO SCALE

SHEET INDEX

NAME:	NO.
COVER SHEET	P100
EXISTING CONDITIONS - NORTH	P200
EXISTING CONDITIONS - SOUTH	P201
PRELIMINARY PLAT - OVERALL	P300
PRELIMINARY PLAT - EAST (PHASE 1 & PHASE 2)	P301
PRELIMINARY PLAT - WEST (PHASE 3)	P302
PRELIMINARY PLAT - SOUTHEAST	P303
PRELIMINARY PLAT - SOUTHWEST	P304
SITE PLAN - EAST (PHASE 1 & PHASE 2)	P400
SITE PLAN - WEST (PHASE 3)	P401
UTILITY PLAN - EAST	P500
UTILITY PLAN - WEST	P501
OFFSITE SANITARY SEWER PLAN	P502
18TH AVENUE IMPROVEMENTS	P700
19TH AVENUE IMPROVEMENTS	P800

PROPERTY DESCRIPTION

TAX MAP(S) and LOT(S):
TAX MAP 1S 401, TAX LOTS 401 & 500

OWNER(S):
MARK S. KEZNER AND TRIPPI KENZER
AS TENANTS IN COMMON
1334 PACIFIC AVENUE
FOREST GROVE, OREGON 97116

TAX MAP(S) and LOT(S):
TAX MAP 1S 401, TAX LOTS 400
TAX MAP 1S 401 AA, TAX LOT 7200

OWNER:
GALES CREEK DEVELOPMENT, LLC
485 SOUTH STATE STREET
LAKE OSWEGO, OR 97034
PHONE: (503) 305-7647
CONTACT: GORDON ROOT

SITE SIZE:
46.98 ACRES

ZONING DESIGNATION(S):
RMH

PROPOSAL:
186-LOT RESIDENTIAL PLANNED DEVELOPMENT
& SUBDIVISION IN 3 PHASES (SINGLE FAMILY
DETACHED)

STREET ADDRESSES

1334 PACIFIC AVENUE
1548 19TH AVENUE

APPLICANT

GALES CREEK DEVELOPMENT, LLC
485 SOUTH STATE STREET
LAKE OSWEGO, OR 97034
PHONE: (503) 305-7647
CONTACT: MORGAN WILL, PROJECT MANAGER

ENGINEER / SURVEYOR

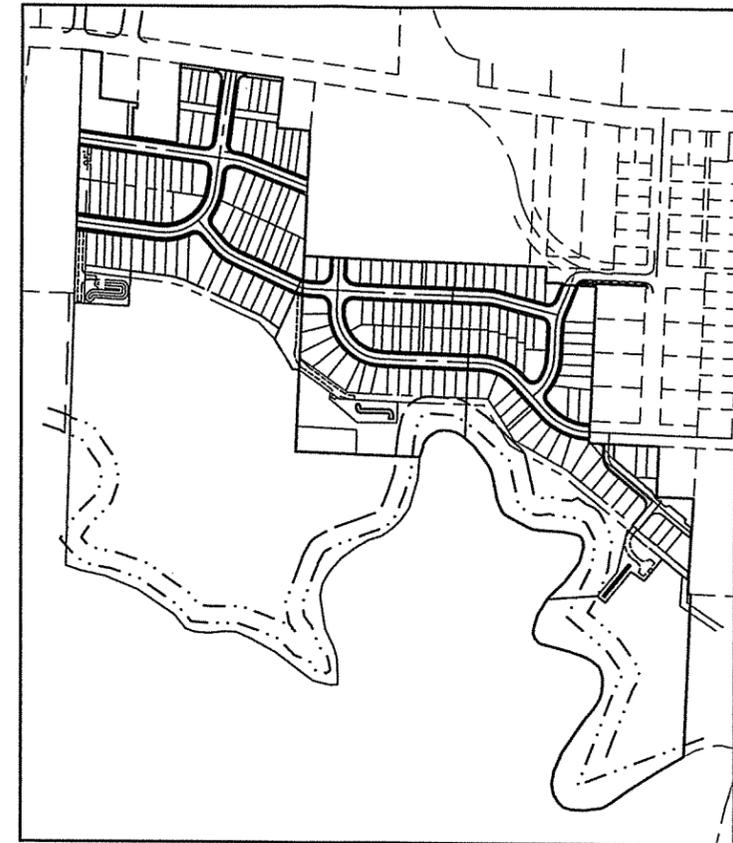
WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY,
SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
FAX: (503) 624-0157
CONTACT: LEE LEIGHTON, AICP

BENCHMARK

ELEVATIONS BASED ON WASHINGTON COUNTY
BENCHMARK # 353

A FOUND BRASS DISK MARKED "U 439 1950"
ESTABLISHED BY OSHD IN 1950 SET IN
CONCRETE CURB 0.5 MILES SOUTH OF FOREST
GROVE ON OLD T.V. HIGHWAY (47) ON THE
NORTHEAST CORNER OF A CONCRETE BRIDGE
OVER GALES CREEK.

ELEVATION: 174.237
DATUM: NGVD29



LOCATION MAP
SCALE: 1"=150'

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 852-001-0010 THROUGH OAR 852-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE FOR FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

UTILITY VERIFICATION: CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL PROVIDE WESTLAKE CONSULTANTS, INC. 72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.

WESTLAKE
CONSULTANTS, INC.

ENGINEERING • SURVEYING • PLANNING
PACIFIC CORPORATE CENTER
SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
FAX: (503) 624-0157

GALES CREEK TERRACE
FOREST GROVE, OR

COVER SHEET

PRELIMINARY

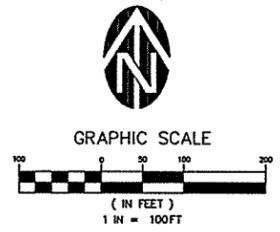
THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS, INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WCI.

REVISIONS	DATE	DESCRIPTION	RKC	DEM	CHECKED	DATE

SHEET
P100
JOB NO. 2410-01

03/07/2014 PLANNING SUBMITTAL

Drawing Name: J:\2410-001\10\Engin\CD\10\10\Production\Level for Submission\241001P200.dwg Apr 10, 2014 - 4:05pm - bnm



NOTES

1. APPROXIMATE LOCATIONS OF FLOODPLAIN ZONE A2 AND ZONE B LIMITS PER FIRM MAP PANEL 41023803138.
 - 1A. ZONE A2 DEFINITION: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
 - 1B. ZONE B DEFINITION: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- - - URBAN GROWTH BOUNDARY

WESTLAKE
CONSULTANTS INC.
ENGINEERING • SURVEYING • PLANNING
PACIFIC CORPORATION, SUITE 100
11410 N. GARDEN, IRVINE, CA 92618
(951) 854-9852
(951) 854-9157

GALES CREEK TERRACE
FOREST GROVE, OR
EXISTING CONDITIONS PLAN - NORTH

PRELIMINARY

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REVISIONS	DATE	DESCRIPTION	DESIGNER	CHECKER	DATE

SHEET
P200
JOB NO. 2410-01

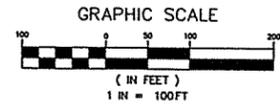
SEE SHEET P201

03/07/2014 PLANNING SUPMITTAI

SEE SHEET P200



TAX MAP (S 4 01)
 TL 400
 19.90 ACRES



NOTES

1. APPROXIMATE LOCATIONS OF FLOODPLAIN ZONE A2 AND ZONE B LIMITS PER FIRM MAP PANEL 4102380313B.
 - 1A. ZONE A2 DEFINITION: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
 - 1B. ZONE B DEFINITION: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- URBAN GROWTH BOUNDARY

WESTLAKE
 CONSULTANTS INC.

ENGINEERING • SURVEYING • PLANNING

PACIFIC CORPORATE CENTER
 1100 BROADWAY SUITE 100
 TIGARD, OREGON 97146
 TEL (503) 854-9889
 FAX (503) 854-9187

GALES CREEK TERRACE
 FOREST GROVE, OR

EXISTING CONDITIONS PLAN - SOUTH

PRELIMINARY

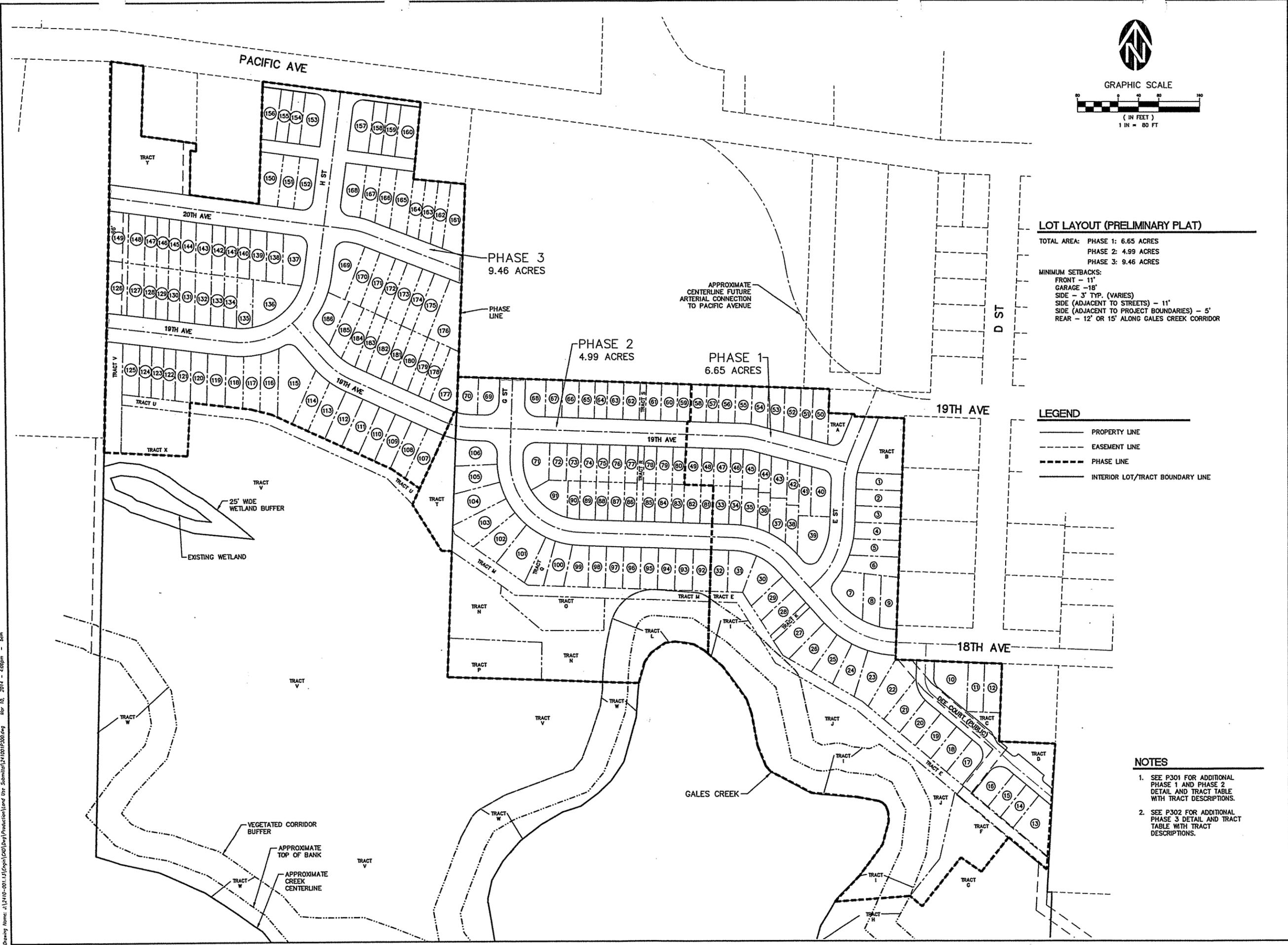
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REVISIONS	DATE	DESCRIPTION	BY	CHECKED

SHEET
P201
 JOB NO. 2410-01

03/07/2014 PLANNING SUBMITTAL

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LOT LAYOUT (PRELIMINARY PLAT)

TOTAL AREA: PHASE 1: 6.65 ACRES
 PHASE 2: 4.99 ACRES
 PHASE 3: 9.46 ACRES

MINIMUM SETBACKS:
 FRONT - 11'
 GARAGE - 18'
 SIDE - 3' TYP. (VARIES)
 SIDE (ADJACENT TO STREETS) - 11'
 SIDE (ADJACENT TO PROJECT BOUNDARIES) - 5'
 REAR - 12' OR 15' ALONG GALES CREEK CORRIDOR

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - PHASE LINE
- INTERIOR LOT/TRACT BOUNDARY LINE

NOTES

1. SEE P301 FOR ADDITIONAL PHASE 1 AND PHASE 2 DETAIL AND TRACT TABLE WITH TRACT DESCRIPTIONS.
2. SEE P302 FOR ADDITIONAL PHASE 3 DETAIL AND TRACT TABLE WITH TRACT DESCRIPTIONS.

WESTLAKE CONSULTANTS INC.
 ENGINEERING • SURVEYING • PLANNING
 PACIFIC CORPORATE CENTER
 10115 E. BROADWAY SUITE 100
 DENVER, COLORADO 80231
 TEL: (303) 751-0100 FAX: (303) 751-0101

GALES CREEK TERRACE
 FOREST GROVE, OR
 PRELIMINARY PLAT - OVERALL

PRELIMINARY

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REVISIONS	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE

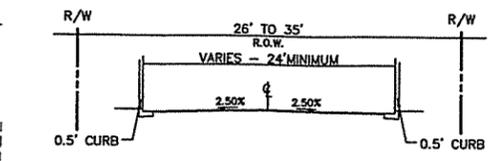
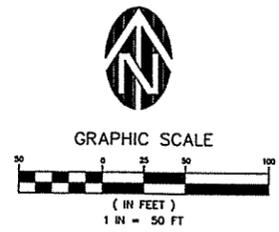
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 JOB NO. 2410-01
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03/07/2014 PLANNING SUBMITTAL

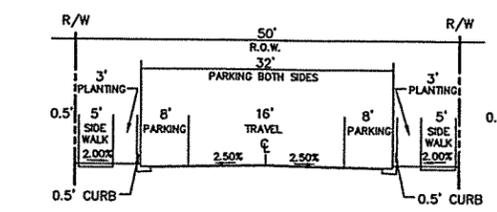
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 FRONT - 11'
 GARAGE - 18'
 SIDE - 3' TYP. (VARIES)
 SIDE (ADJACENT TO STREETS) - 11'
 SIDE (ADJACENT TO PROJECT BOUNDARIES) - 5'
 REAR - 12' OR 15' ALONG GALES CREEK CORRIDOR



DEE COURT - TYPICAL SECTION
 NOT TO SCALE



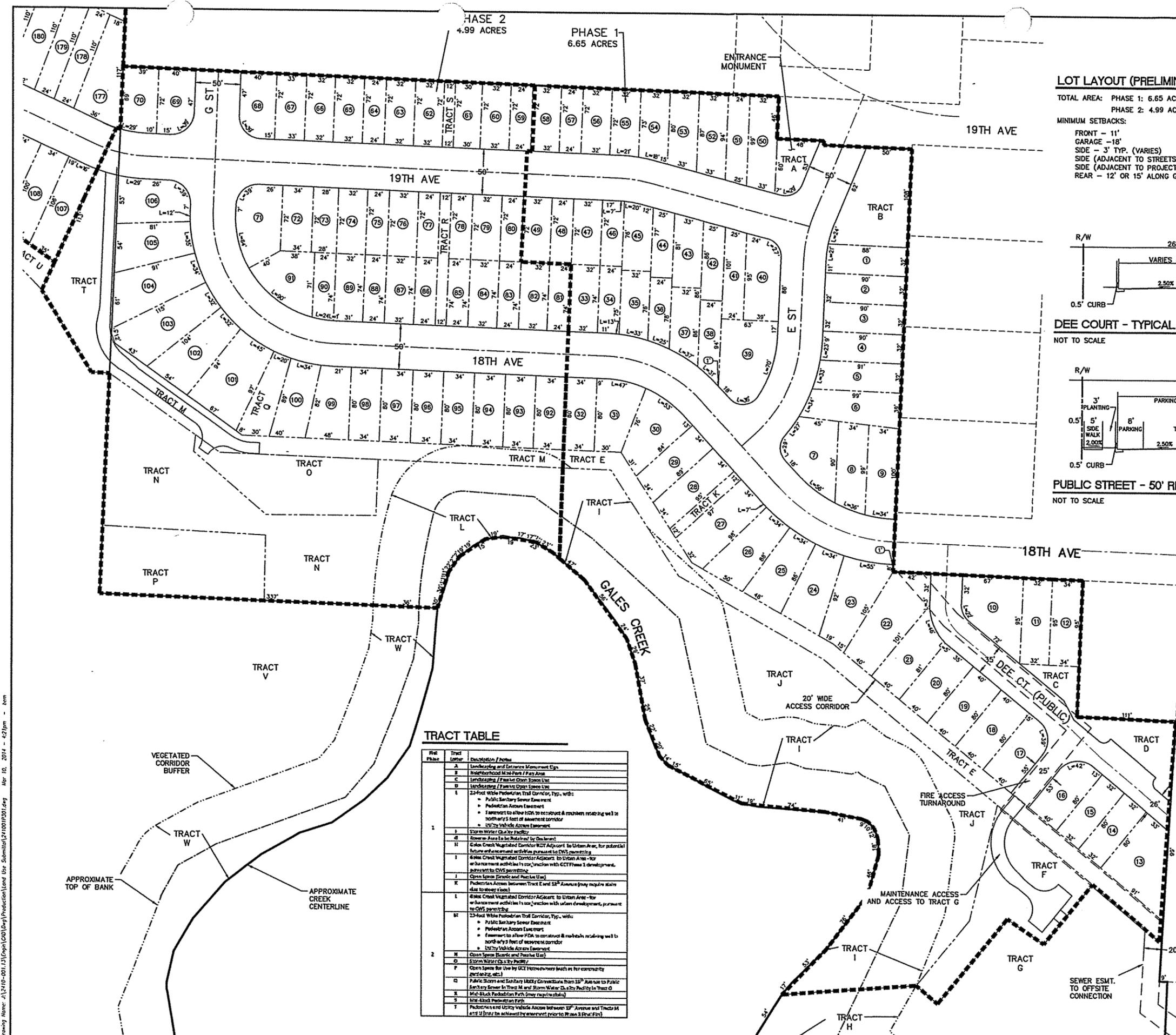
PUBLIC STREET - 50' RIGHT-OF-WAY
 NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- PHASE LINE
- INTERIOR LOT/TRACT BOUNDARY LINE

NOTES

1. SEE P300 FOR OVERVIEW OF PHASE 1, 2, AND 3
2. SEE P302 FOR ADDITIONAL PHASE 3 DETAIL



TRACT TABLE

Phase	Tract Letter	Description / Notes
1	A	Landscaping and Entrance Monument Easement
	B	Neighborhood Maintenance / Fire Lane
	C	Landscaping / Fire Lane Open Space Use
	D	Landscaping / Fire Lane Open Space Use
	E	24-foot Wide Pedestrian Trail Corridor, Typ., with: • Public Secondary Sewer Easement • Pedestrian Access Easement • Easement to allow HOA to construct & maintain retaining wall to north of 5' foot of easement corridor • Utility Vehicle Access Easement
	F	Storm Water Quality Facility
	G	Storm Water Area to be Retained by Developer
	H	Gales Creek Vegetated Corridor with Adjacent to Urban Area, for potential future enhancement activities pursuant to CWS permitting
	I	Gales Creek Vegetated Corridor Adjacent to Urban Area - for enhancement activities in conjunction with GCT Phase 1 development, pursuant to CWS permitting
	J	Open Space (Grass and Paved Use)
2	K	Pedestrian Access between Tract E and 18th Avenue (may require state file to develop file)
	L	Gales Creek Vegetated Corridor Adjacent to Urban Area - for enhancement activities in conjunction with urban development, pursuant to CWS permitting
	M	24-foot Wide Pedestrian Trail Corridor, Typ., with: • Public Secondary Sewer Easement • Pedestrian Access Easement • Easement to allow HOA to construct & maintain retaining wall to north of 5' foot of easement corridor • Utility Vehicle Access Easement
	N	Open Space (Grass and Paved Use)
	O	Storm Water Quality Facility
	P	Open Space that may be used by GCT Homeowners such as for community activities, etc.
	Q	Public Storm and Sanitary Utility Connections from 18th Avenue to Public Sanitary Sewer to Tract M and Storm Water Quality Facility in Tract O
	R	Multi-Block Pedestrian Path (may require state file)
	S	Multi-Block Pedestrian Path
	T	Pedestrian and Utility Vehicle Access between 18th Avenue and Tract M and U (to be achieved by easement prior to Phase 3 final file)

GALES CREEK TERRACE
 FOREST GROVE, OR
 PRELIMINARY PLAT - EAST

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 (503) 684-0852
 FAX (503) 684-0167

REVISIONS

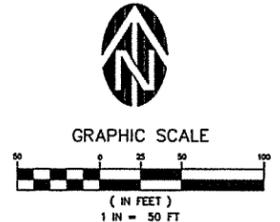
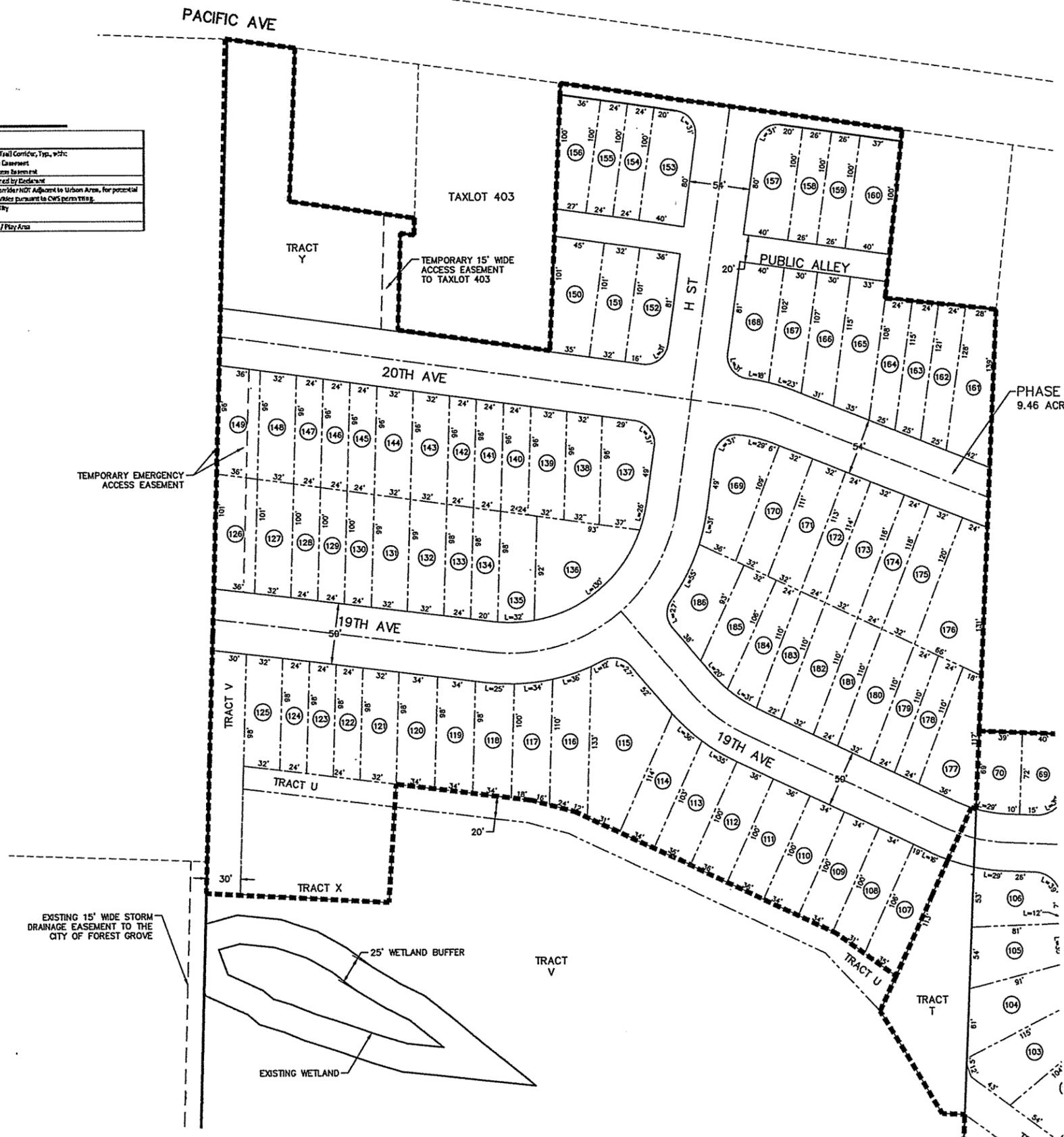
NO.	DATE	DESCRIPTION	DESIGNER	CHECKED	BY

SHEET **P301**
 JOB NO. 2410-01

Drawing Name: A:\1410-001.1\Copy\CD\Copy\Production\Land Use Submittal\141001P002.dwg Mar 10, 2014 - 4:25pm - bnm

TRACT TABLE

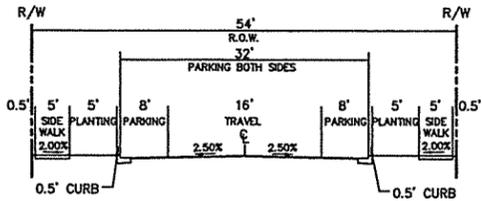
Plan Phase	Tract Letter	Description / Notes
U	U	20-foot Wide Pedestrian Trail Corridor, Typ. w/2c <ul style="list-style-type: none"> • Pedestrian Access Easement • Utility Vehicle Access Easement
V	V	Reserve Area to be Restricted by Declaration
W	W	Gales Creek Vegetated Corridor NOT Adjacent to Urban Area, for potential future environmental activities pursuant to CWS permit
X	X	Storm Water Quality Facility
Y	Y	Neighborhood Mini-Park / Play Area



LOT LAYOUT (PRELIMINARY PLAT)

TOTAL AREA: PHASE 3: 9.46 ACRES
 MINIMUM SETBACKS:
 FRONT - 11'
 GARAGE - 18'
 SIDE - 3' TYP. (VARIES)
 SIDE (ADJACENT TO STREETS) - 11'
 SIDE (ADJACENT TO PROJECT BOUNDARIES) - 5'
 REAR - 12' OR 15' ALONG GALES CREEK CORRIDOR

PHASE 3
9.46 ACRES



NOTES

- SEE P300 FOR OVERVIEW OF PHASE 1, 2, AND 3.
- SEE P301 FOR ADDITIONAL PHASE 1 AND PHASE 2 DETAIL.

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 TIGARD, OREGON 97124
 (503) 884-0888
 FAX (503) 884-0187

GALES CREEK TERRACE
 FOREST GROVE, OR
 PRELIMINARY PLAT - WEST

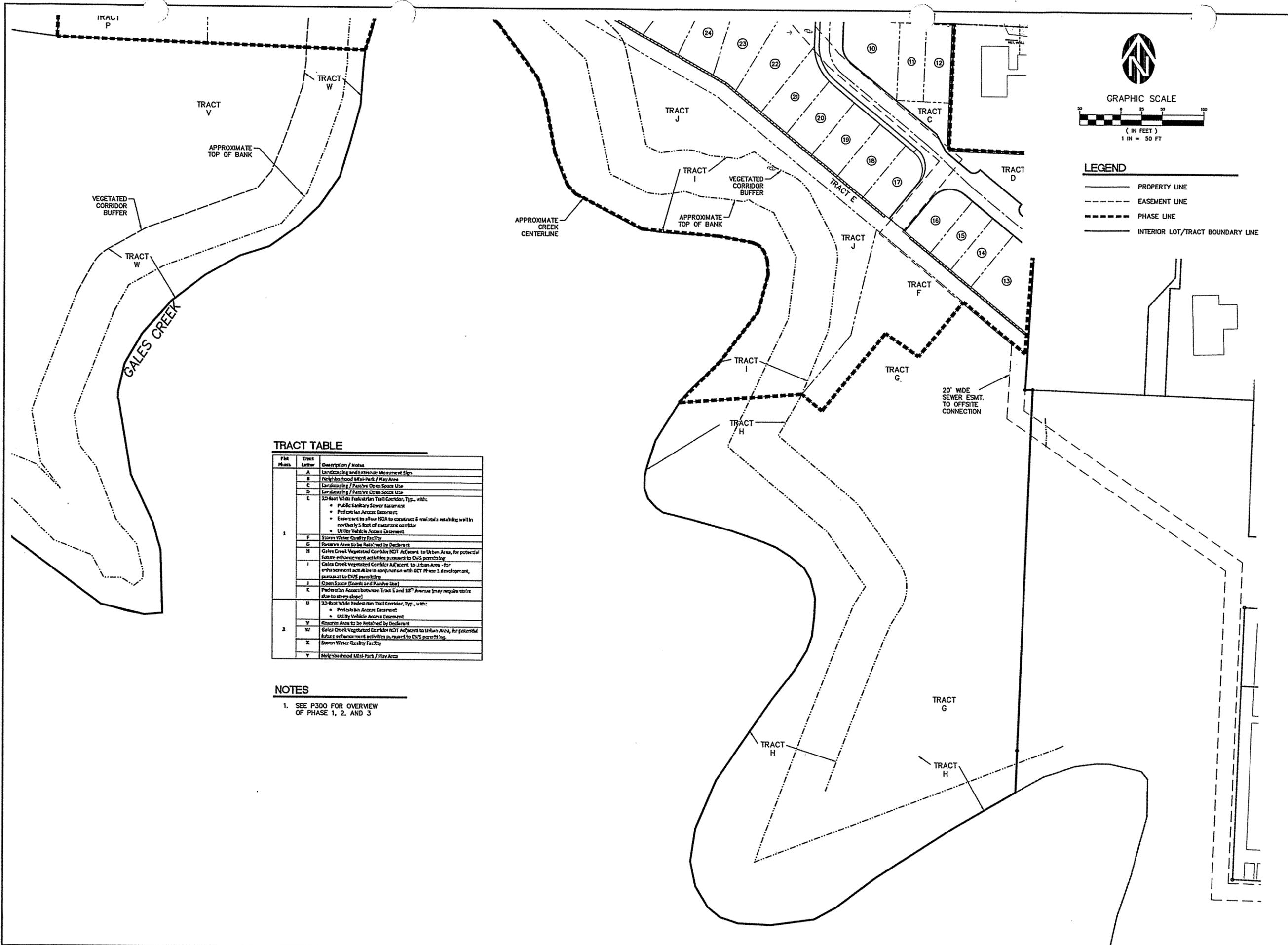
REVISIONS	DATE	DESCRIPTION	DESIGN	CHECKED	DATE

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Drawing Name: A:\2410-001\241001.dwg (Production) User: Submitted: 2/10/2014 10:07:30 AM



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PHASE LINE
	INTERIOR LOT/TRACT BOUNDARY LINE

TRACT TABLE

Phc. Mass	Tract Letter	Description / Notes
1	A	Landscape and Entrance Monument Sign
	B	Neighborhood Mini-Park / Play Area
	C	Landscape / Passive Open Space Use
	D	Landscape / Passive Open Space Use
	E	20-foot Wide Pedestrian Trail Corridor, Typ., with: <ul style="list-style-type: none"> Public Sanitary Sewer Easement Pedestrian Access Easement Easement to allow HOA to construct & maintain a retaining wall in northerly 5 foot of easement corridor Utility Vehicle Access Easement
	F	Storm Water Quality Facility
	G	Reserve Area to be Retained by Developer
	H	Gales Creek Vegetated Corridor NOT Adjacent to Urban Area, for potential future enhancement activities pursuant to DNS permitting
	I	Gales Creek Vegetated Corridor Adjacent to Urban Area - for enhancement activities in conjunction with GCT Phase 1 development, pursuant to DNS permitting
	J	Open Space (Comfit and Passive Use)
2	K	Pedestrian Access between Tract E and 18 th Avenue (may require stairs due to steep slope)
	U	20-foot Wide Pedestrian Trail Corridor, Typ., with: <ul style="list-style-type: none"> Pedestrian Access Easement Utility Vehicle Access Easement
	V	Reserve Area to be Retained by Developer
	W	Gales Creek Vegetated Corridor NOT Adjacent to Urban Area, for potential future enhancement activities pursuant to DNS permitting
	X	Storm Water Quality Facility
	Y	Neighborhood Mini-Park / Play Area

NOTES

- SEE P300 FOR OVERVIEW OF PHASE 1, 2, AND 3

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 TEL: (503) 684-9952
 FAX: (503) 684-0107

GALES CREEK TERRACE
 FOREST GROVE, OR
 PRELIMINARY PLAT - SOUTHEAST

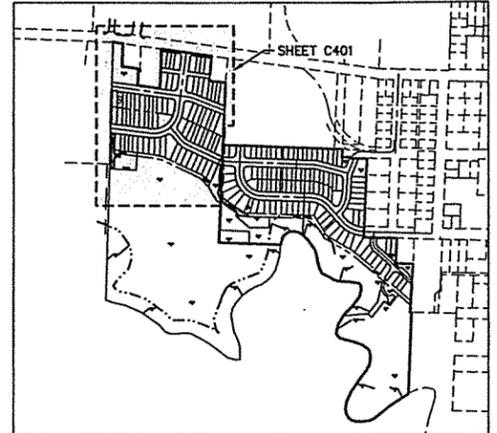
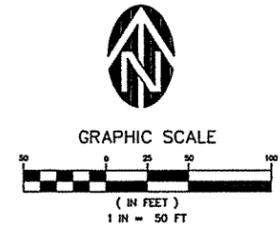
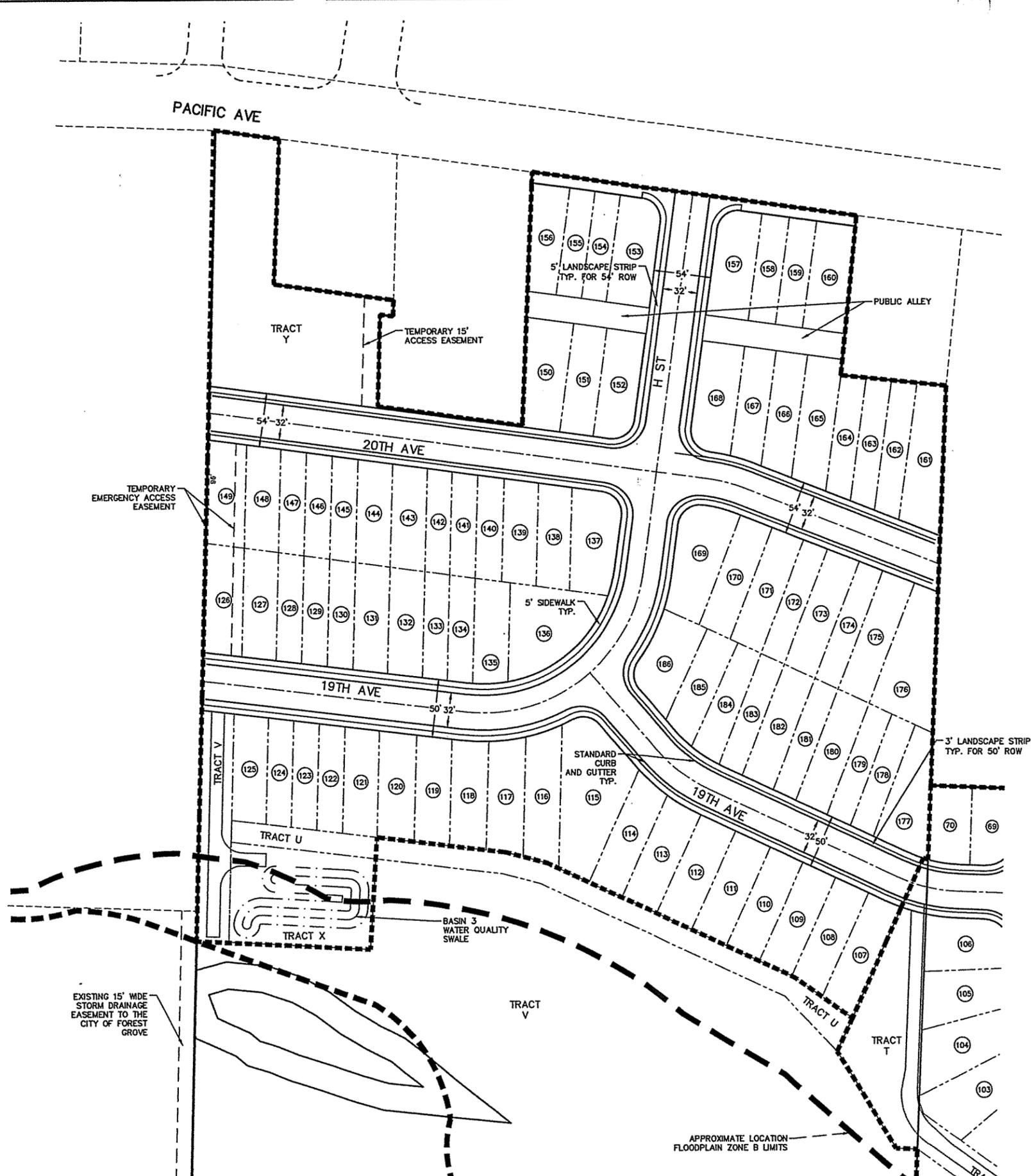
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REVISIONS	DATE	DESCRIPTION	RKC	BEM
			DESIGN	CHECKED
			BY:	BY:

SHEET **P303**
 JOB NO. 2410-01

03/07/2014 PLANNING SUBMITTAL

Drawing Name: J:\2410-001\11\Eng\1\CD\1\Proj\Production\Lead Use_Submittal\241001P401.dwg Date: 10/20/14 4:23pm - bnm



OVERALL INDEX MAP
NTS

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- PHASE LINE
- INTERIOR LOT/TRACT BOUNDARY LINE

NOTES

1. SEE P400 FOR PHASE 1 AND PHASE 3.
2. SEE P301 FOR TYPICAL SECTION - 50' WIDE RIGHT-OF-WAY
3. SEE P302 FOR TYPICAL SECTION - 54' WIDE RIGHT-OF-WAY
4. SEE P302 FOR TRACT TABLE WITH TRACT DESCRIPTIONS.
5. SEE P200, NOTE 1, FOR FLOODPLAIN INFORMATION.

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PACIFIC CORPORATE CENTER
1100 N. UNIVERSITY BLVD.
TULSA, OKLAHOMA 74106
TEL (918) 482-0700 FAX (918) 482-0707

GALES CREEK TERRACE
FOREST GROVE, OR
PRELIMINARY SITE PLAN - WEST

PRELIMINARY

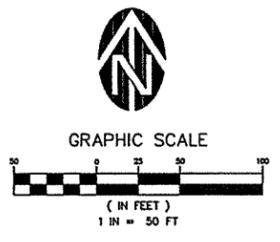
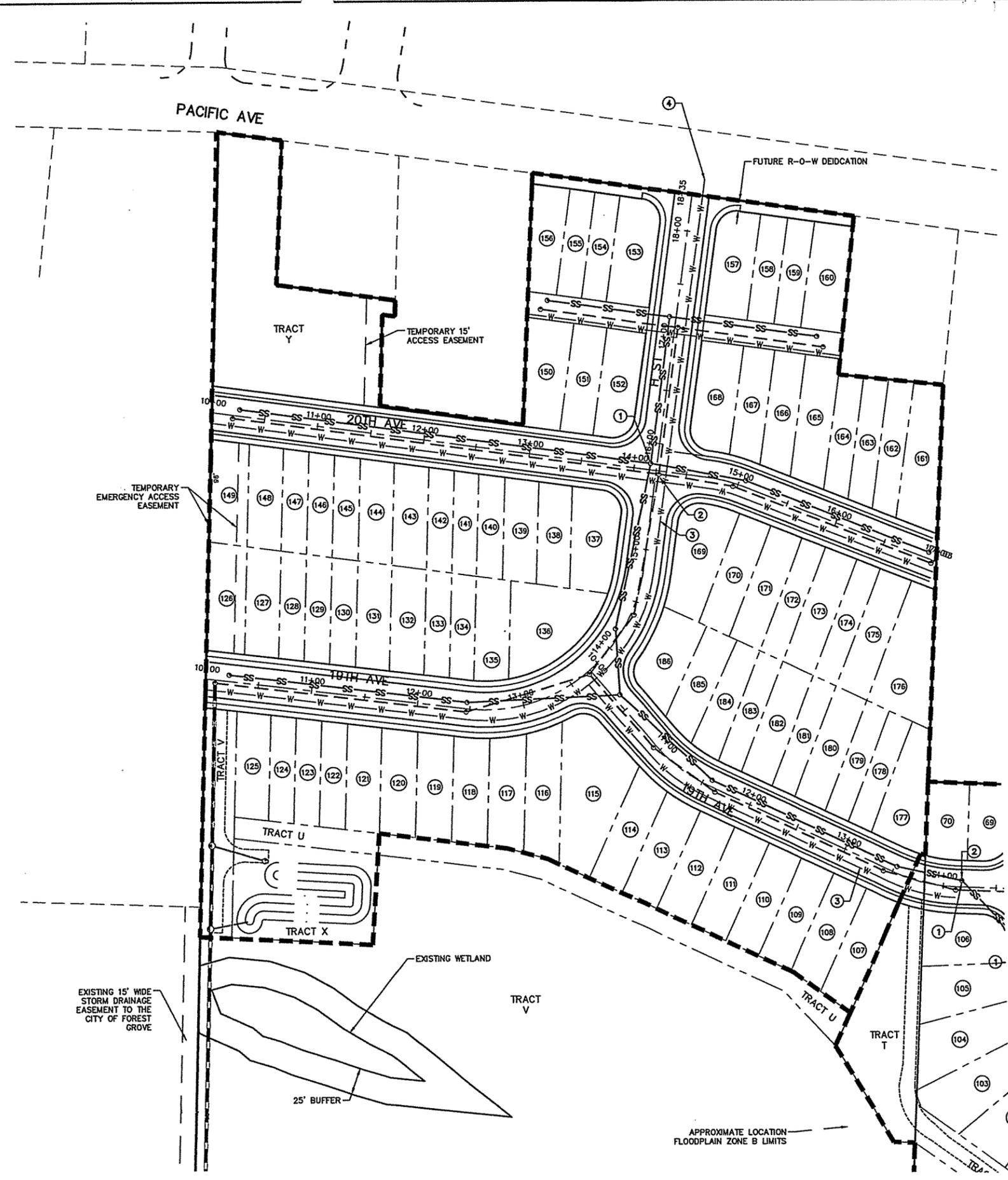
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REVISIONS	DATE	DESCRIPTION	DESIGNER	CHECKER	BEM

SHEET **P401**
JOB NO. 2410-01

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Drawing Name: S:\2410-001\3\Drawn\2410\Draw\Production\Low Use\Submit\2410010501.dwg Mar 10, 2014 - 4:09pm - ben



CONSTRUCTION KEYNOTES:

- ① INSTALL 48" STANDARD SANITARY MANHOLE.
- ② INSTALL 48" STANDARD STORM MANHOLE.
- ③ INSTALL WATER MAIN.
- ④ CONNECT TO EXISTING WATER MAIN.

LEGEND

- W — W — W — WATER LINE
- SS — SS — SS — STORM LINE
- SS — SS — SS — SANITARY LINE

NOTES

- 1. SEE P500 FOR PHASE 1 & 2 UTILITY PLAN.
- 2. SEE P301 AND p302 FOR TRACT TABLES AND TRACT DESCRIPTIONS.
- 3. SEE P200 NOTE 1 FOR FLOODPLAIN INFORMATION.

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 FAX (503) 684-0167

GALES CREEK TERRACE
 FOREST GROVE, OR
 PRELIMINARY UTILITY PLAN - WEST

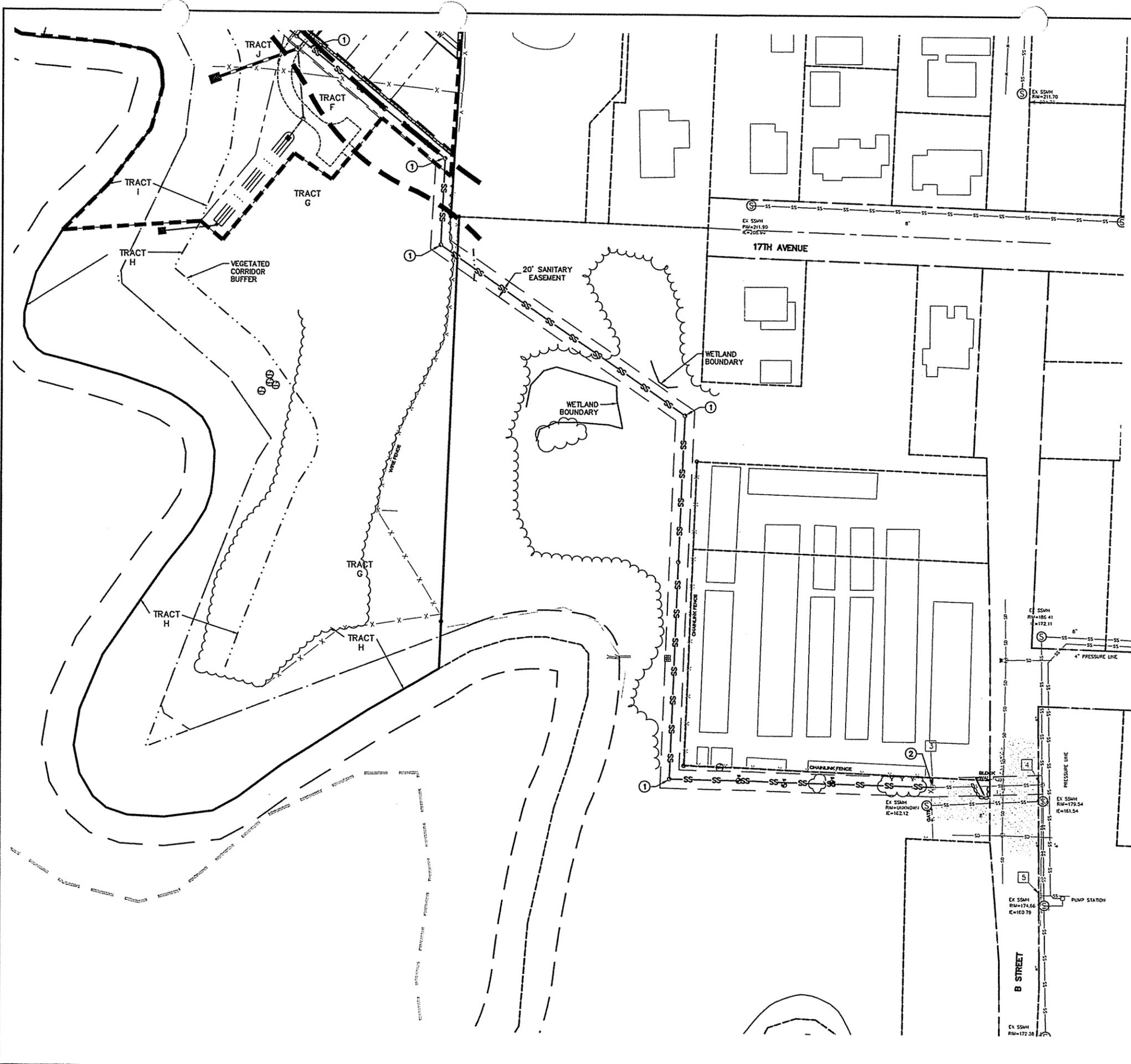
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REVISIONS	DATE	DESCRIPTION	DESIGN	CHECKED	BY

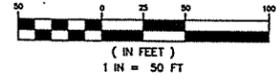
SHEET
P501
 JOB NO. 2410-01

03/07/2014 PLANNING SUBMITTAL

Drawing Name: J:\210-01\1\1\Eng\1\CD\1\Prod\1\Lead Use\Submittal\211001P502.dwg Mar 10, 2014 - 4:09pm - bcm



GRAPHIC SCALE



CONSTRUCTION KEYNOTES:

- ① INSTALL 48" STANDARD SANITARY MANHOLE.
- ② CONNECT TO EXISTING SANITARY SEWER MANHOLE.

LEGEND

- W — W — W — WATER LINE
- — — — — STORM LINE
- SS — SS — — SANITARY LINE

NOTES

- 1. SEE P500 FOR PHASE 1 & 2 UTILITY PLAN.
- 2. SEE P501 FOR PHASE 3 UTILITY PLAN.
- 3. SEE P304 FOR TRACT TABLE.

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 FAX (503) 684-0187

GALES CREEK TERRACE
 FOREST GROVE, OR
 OFFSITE SANITARY SEWER EXTENSION PLAN

PRELIMINARY

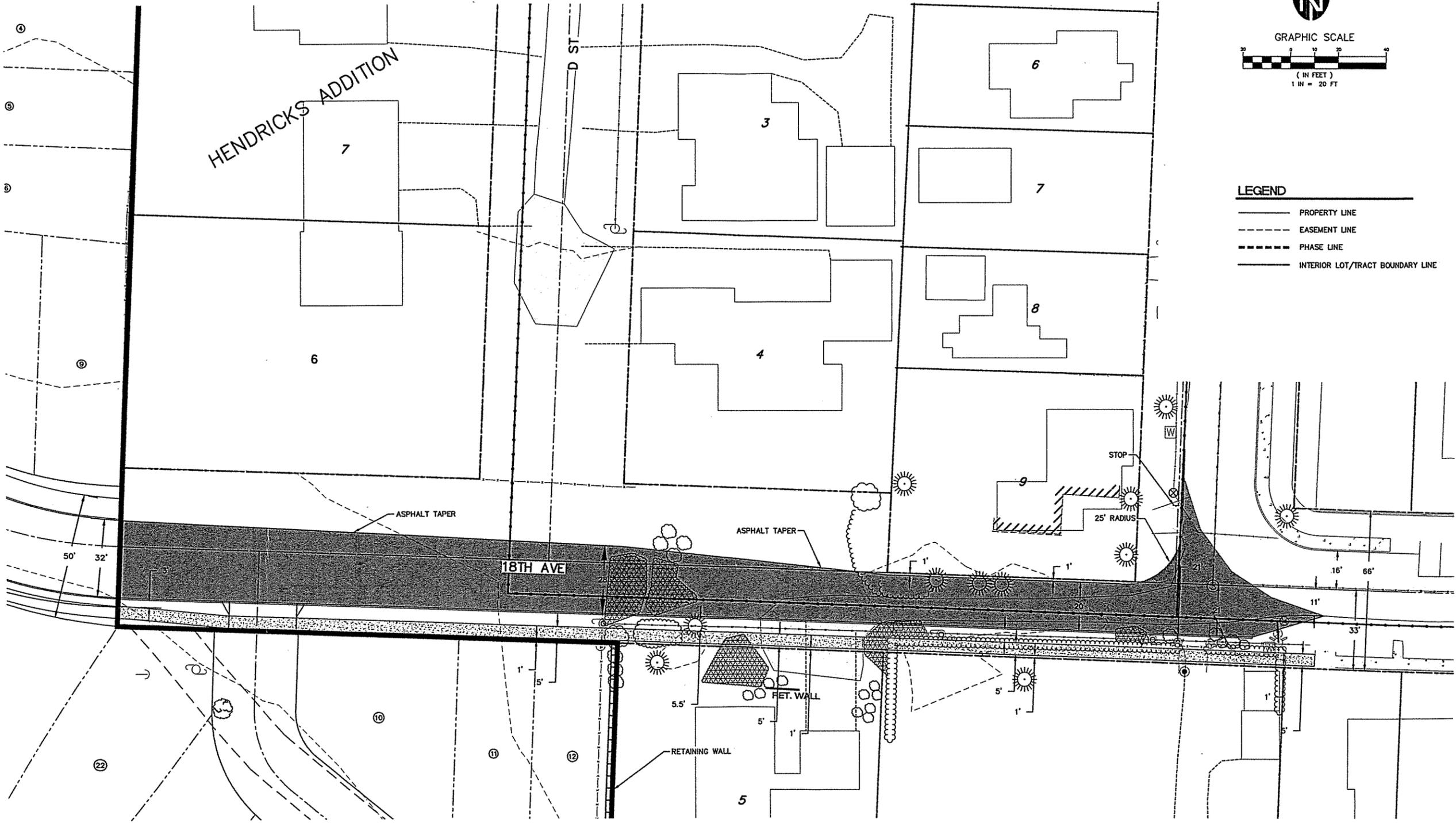
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REVISIONS	DATE	DESCRIPTION	BY	CHECKED	DATE

SHEET **P502**
 JOB NO. 2410-01

03/07/2014 PLANNING SUBMITTAL

Drawing Name: c:\2410-001\3\Open\200\Drawings\Production\Low Use\Submit\241001700.dwg Mar 10, 2014 - 4:10pm - ben



- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - - PHASE LINE
 - INTERIOR LOT/TRACT BOUNDARY LINE

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 TIGARD, OREGON 97124
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 FAX: (503) 884-3157

GALES CREEK TERRACE
 FOREST GROVE, OR
 18TH AVENUE IMPROVEMENTS

PRELIMINARY

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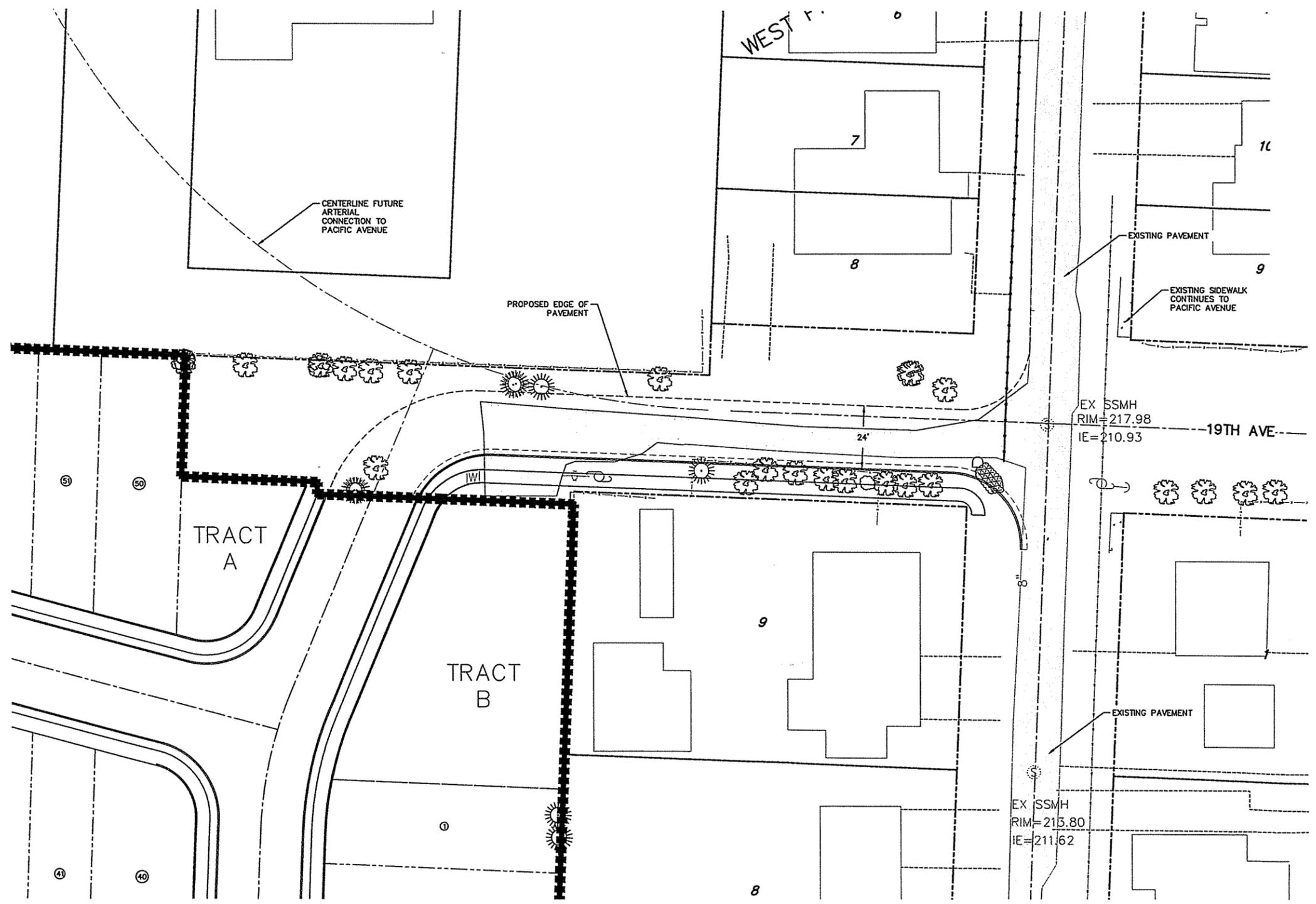
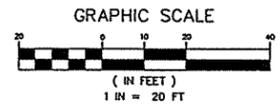
REVISIONS	DATE	DESCRIPTION	DESIGN	CHECKED	BY

SHEET **P700**

JOB NO. 2410-01

02/07/2014 PLANNING COMMIT

Drawing Name: A:\2410-001\2410-001.dwg (2410-001) Production\Land Use Submittal\2410-001.dwg Apr 10, 2014 - 4:10pm - km



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TIGARD, OREGON 97224
(503) 884-0855
FAX (503) 824-0157

GALES CREEK TERRACE
FOREST GROVE, OR
19TH AVENUE IMPROVEMENTS

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SHEET **P800**
JOB NO. 2410-01

03/07/2014 PLANNING SUBMITTAL



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 9/4/2013

OWNERSHIP INFORMATION

Owner	: Community Financial Corp	Bldg #	1 Of 1
CoOwner	:	Ref Parcel Number	: 1S401AA 07200
Site Address	: 1548 19th Ave Forest Grove 97116	Parcel Number	: R0440838
Mail Address	: 412 A Ave #150 Lake Oswego Or 97034	T: 01S	R: 04W S: 01 Q: NE QQ: NE
Telephone	:	County	: Washington (OR)

PROPERTY DESCRIPTION

Map Page Grid : 591 H5
Census Tract : 331.01 Block: 1
Neighborhood : FGOT
Subdivision/Plat :
School District : Forest Grove
Building Use : Single Family Res
Land Use : 1010 Res,Improved
Legal : ACRES .21
:
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$100,370
Mkt Structure : \$148,430
Mkt Total : \$248,800
%Improved : 60
M50AssdTotal : \$182,340
Levy Code : 01519
12-13 Taxes : \$3,305.47
Millage Rate : 18.1281
Zoning : RMH

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Year Built	: 1970	Patio SqFt	: 90
Bathrooms	: 2.00	EffYearBlt	: 1970	Deck SqFt	:
Heat Method	: Heat Pump	BsmFin SF	:	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Stud'shtg
Lot Acres	: .21	BldgSqFt	: 1,963	Roof Shape	: Gable
Lot SqFt	: 9,148	1stFtrSF	: 1,963	Roof Matl	: Composition
Garage Type	: Carport	UpperFISF	:	Porch SqFt	: 238
Garage SF	: 350	Attic SqFt	:	Paving Matl	: Concrete

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Community Financial Corp	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 9/4/2013

OWNERSHIP INFORMATION

Owner : Community Financial Corp	Bldg #	Of
CoOwner :	Ref Parcel Number :	1S40100 00400
Site Address : *no Site Address* Forest Grove 97116	Parcel Number :	R1492334
Mail Address : 412 A Ave #150 Lake Oswego Or 97034	T: 01S	R: 04W S: 01 Q: QQ:
Telephone :	County :	Washington (OR)

PROPERTY DESCRIPTION

Map Page Grid :
Census Tract : 326.03 Block: 1
Neighborhood : 4TL1
Subdivision/Plat :
School District : Forest Grove
Building Use :
Land Use : 1900 Vacant,Res,Potential Devel
Legal : ACRES 19.90, UNZONED FARMLAND-
: POTENTIAL ADDITIONAL TAX LIABILITY,
: UNZONED FARMLAND LIEN, \$25729.27

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$566,980
Mkt Structure : \$6,690
Mkt Total : \$573,670
%Improved : 1
M50AssdTotal : \$520,300
Levy Code : 01519
12-13 Taxes : \$9,432.04
Millage Rate : 18.1281
Zoning : EFU

PROPERTY CHARACTERISTICS

Bedrooms :	Year Built :	Patio SqFt :
Bathrooms :	EffYearBlit :	Deck SqFt :
Heat Method :	BsmFin SF :	ExtFinish :
Foundation :	BsmUnfinSF :	Const Type :
Lot Acres : 19.90	BldgSqFt :	Roof Shape :
Lot SqFt : 866,844	1stFlrSF :	Roof Matl :
Garage Type :	UpperFISF :	Porch SqFt :
Garage SF :	Attic SqFt :	Paving Matl :

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Community Financial Corp	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

Exhibit B

Neighborhood Meeting Documentation

Len Schelsky

From: Morgan Will [morgan@metrolandcompany.com]
Sent: Monday, September 23, 2013 4:31 PM
To: Len Schelsky
Subject: RE: Neighborhood meeting

Len,

Sorry I didn't get you a copy of this:

Dear Neighbor,

Gales Creek Development, LLC, represented by Westlake Consultants, Inc., plans to develop the property located at 1548 19th Ave in Forest Grove, OR along with the adjacent acreage (Tax Map 1S4 01, Tax Lot 400 and Tax Map 1S4 01AA, Tax Lot 7200), in the RMH Zoning District, as shown on the attached location map. We are preparing a proposal for a 100+ Lot Planned Development for detached single family home construction. Prior to applying to the City of Forest Grove for approval of our development proposal we would like to take the opportunity to share the Concept Plan with you. You are invited to a Neighborhood Meeting:

Date: Tuesday September 24, 2013
Time: 6:00 p.m. to 7:00 p.m.
Location: Rogers Conference Room, Forest Grove City Library
2114 Pacific Ave, Forest Grove, OR 97116

The purpose of this meeting is to provide an opportunity for the surrounding property owners/residents to review the proposal and share any special information about the property involved. The intent is that any issues may be considered before the formal application is turned into the City. We will attempt to answer questions which may be relevant to meeting development standards in the City of Forest Grove.

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official public notice from the City of Forest Grove of the application approval process.

We look forward to discussing the project with you.

Sincerely,

Morgan Will

Morgan Will, Project Manager

Attached: Concept Plan and Location Map

Gales Creek Terrace
Proposed 96 Lot Subdivision
 Neighborhood Meeting, September 24, 2013, 6:00 PM
 Forest Grove Public Library

Sign In Sheet

Name	Address	Phone	E-mail
Morgan Will	19995 SW Stafford Rd, West Linn, OR	503-753-6910	morgane@weta.landcamping.com
Paul Lane	44116 Luthers Loop	503-357-5340	
Don & Debbie Long	1908 D St. Forest Grove, OR	503-703-9090	503-704-293
Jeff & Emily Mosler	1830 D St	503-936-7644	jeffmosler@frontier.com
Doug & Pam	1228 C. ST	503-857-1553	
Rick & Nichole	Stafford Rd.	503-673-0250	✓
John & Sarah	1810 D. Street	503-357-4921	jschrag32@gmail.com
Jeff & Barbara	29351 SW Parker Road		
Bob & Sheila Snodgrass	1812 D Street	503-357-8344	
Suzanne Post		503-720-0914	
Heather Ryan	1837 D St.	503-357-2029	heehin@clmllist.net
Todd Wurga	1815 D St	503-729-6255	
Arthy Conner	1815 D St	503-729-6256	CONNER, Arthy & ADL@CM
John White	1715 19th Ave	503-359-1725	whit9986@pacific.net
Van Sattestey	15115 SW SEPORA TRAIL	503-684-7662	

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PHONE 503.684.0652

DATE OF MEMO: September 25, 2013 **PROJECT NAME:** Gales Creek Terrace
DATE OF MEETING: September 24, 2013 **PROJECT NUMBER:** 2410-01
LOCATION: Forest Grove Library
PRESENT: Len, Morgan, Gordon, Rick, and attached sign up sheet
DISTRIBUTION: Planning file
SUBMITTED BY: Len

Purpose of the Tuesday evening meeting was to meet with neighbors regard a proposed 96 lot development near 19th and D Street in the western section of Forest Grove. A notice was forwarded to all adjacent landowners per city requirements 2 weeks prior to the meeting (see attached notice).

A signup sheet was provided for attendees (see attached)

Morgan Will with Metropolitan Land Company opened the meeting and introduced himself and others with the development group (Len Schelsky, Gordon Root, Ric Waible and Geoff Bourgeois). Morgan then presented an overview of the project describing the lot sizes, types of homes, density allowed, and traffic access and circulation. Morgan pointed out that the primary access routes would be 19th and 18th Avenues that provide connection to Pacific Avenue and B Street. In addition, Morgan pointed out the route for the sanitary sewer connection, location of flood plain, Gales Creek open area and the UGB line.

Flood Plain – Morgan pointed out that the city is using the 180' contour for their basis for development purposes. He stated that FEMA has mapped an elevation along Gales Creek in this area at 172'. Question was asked about flooding for homes and Morgan noted all lots would be above the 172 and 180 foot contour lines. Another question was asked about 96 flood and impact on site. Morgan responded that an answer would require research of photo history at city.

Density - A number of questions were presented about the density on the property and why such a high number (20.28 units per acre). This was especially confusing to neighbors because the majority of the lots in the adjoining neighborhoods were larger lot single family homes. Gordon Root, Morgan and Len responded by describing the Metro process of UGB expansions and assigning density to new areas. The city adopted the density for the project area several years ago and their discussions and findings were open to public hearings. One gentleman in the audience noted that he attended several of the meetings and that city council opted for the RMH zone for this area of the city.

It was noted that the proposed development is targeting the minimum number of housing units allowed for the site. The site plan presented at the meeting is close to 16-17 units per net useable acre which is roughly 80% of allowed maximum. It was also noted that all the units will be detached single family homes and that no attached units are planned at this time.

Homes styles and price - Gordon stated that all the homes would be 2 story. Some will have challenges due to the topography and a few may have daylight basements. Size of homes will vary from 1200 to 2000 sq.ft. and prices will range from \$260 – \$340 thousand. Gordon noted that good examples of their current home construction is at Casey Meadows. Grading between the row of lots may require block walls to reduce grade and allow more yard space.

Traffic - A good part of the discussion centered around traffic circulation and improvements to existing streets. Morgan responded to number of questions regard 19th, D Street and 18th Street. He stated that traffic analysis was prepared that analyzed a number of intersections at Pacific and D, 18th and B, 19th and B, and a couple of others. Basically, levels of service at these intersections are at level B which are very acceptable for new development. 19th and B did not function as well if all the new development was directed to this intersection from 19th.

The landowner at the NW corner of 19th and D asked several questions regard the tree in 19th. Prior project saved the tree and created an island. Morgan explained the future requirements for 19th and its arterial status and that eventually the tree would be removed. The landowners like the tree but did understand that it may not be preserved. More of a concern is that they have access to both 19th and D for driveways.

Morgan and Gordon went into more depth on the data from the traffic analysis and pointed out that by incorporating 2 access roads (18th and 19th) it would reduce the impact to Pacific and D and allow it to function properly. Additional discussion took place regard improvements to D Street for safety purposes. Morgan explained that additional improvements would be constructed on this street to widen the pavement and replace asphalt as necessary. Sidewalks would also be reviewed and added if necessary. Discussions will take place with the city and landowners to identify improvements that would benefit the street. D street will be improved from 19th to 18th to allow adequate traffic circulation. The neighbor understood that the gate would be removed for a new roadway.

Several questions were asked about the adequate right of way on 18th to construct a useable street. Morgan noted that the current right of way is 33 feet in width and that a street can be built within these limits along with a sidewalk. Another question was raised about extending 19th. Gordon noted that there is not adequate right of way at this time and the current rock road may be blocked to prevent traffic along the narrow right of way.

A question was raised regard timing and response was provided that construction of roads and utilities were planned for summer of 2014.

A couple of questions were asked about schools and location of attendance for new homes and were deferred to school district.

Landowners adjacent to east line of project were concerned about location and height of homes. Gordon responded with providing setback limits and height of home. Developer was encouraged to build one level homes in this area.

1S104AA 00150
Martin & Isidra Villegas
180 SW Frenwood Way
Beaverton, OR 97005-0739

1S104AA 00151
Kelli & Gavin Silaski
162 SW Frenwood Way
Beaverton, OR 97005-0739

1S104AA 00152
Joan Brambani
144 SW Frenwood Way
Beaverton, OR 97005-0739

1S104AA 00153
Charles Bryan Paddock
126 SW Frenwood Way
Beaverton, OR 97005-0739

1S104AA 00154
Eileen & Ronald Roden
108 SW Frenwood Way
Beaverton, OR 97005-0739

1S104AA 00155
Camille Garrison
90 SW Frenwood Way
Beaverton, OR 97005-0741

1S104AA 00156
Madalyne Wheeler
72 SW Frenwood Way
Beaverton, OR 97005-0741

1S104AA 00157
Yuki Tanaka
54 SW Frenwood Way
Beaverton, OR 97005-0741

1S104AA 00158
Mary Crivelli
90 SW 130th Ave
Beaverton, OR 97005-0769

1S104AA 00159
Rigoberto & Reyna Amador
60 SW 130th Ave
Beaverton, OR 97005-0769

1S104AA 00162
Matthew Fleskes
65 SW 130th Ave
Beaverton, OR 97005-0770

1S104AA 00163
Dan Bernard
95 SW 130th Ave
Beaverton, OR 97005-0770

1S104AA 00164
Teri Schudel
125 SW 130th Ave
Beaverton, OR 97005-0768

1S104AA 00165
Wade Trine
155 SW 130th Ave
Beaverton, OR 97005-0768

1S104AA 00166
Mark Tomseth Jr.
185 SW 130th Ave
Beaverton, OR 97005-0768

1S104AA 00167
Alvin Lynn Schroeder
215 SW 130th Ave
Beaverton, OR 97005-0766

1S104AA 00168
Daniel Seger
1890 SW Filmont Ave
Portland, OR 97225-4822

1S104AA 00177
Michael Anthony Hilbers
240 SW 130th Ave
Beaverton, OR 97005-0765

1S104AA 00178
Donald Doris Larson
210 SW 130th Ave
Beaverton, OR 97005-0765

1S104AA 00179
Daivati Bharadvaj
180 SW 130th Ave
Beaverton, OR 97005-0767

1S104AA 00180
Carlos Orlando Chavez
140 SW 130th Ave
Beaverton, OR 97005-0767

1S104AA 00181
Daniel Gregg
100 SW 130th Ave
Beaverton, OR 97005-0767

1S104AA 00182
Bethany & Escolastico Herrera
35 SW Frenwood Way
Beaverton, OR 97005-0742

1S104AA 00183
John Sapper
65 SW Frenwood Way
Beaverton, OR 97005-0742

1S104AA 00184
James & Linda Bednarz
105 SW Frenwood Way
Beaverton, OR 97005-0740

1S104AA 00185
Sandra Golden
115 SW Frenwood Way
Beaverton, OR 97005-0740

1S104AA 00186
Phyllis Kainz
145 SW Frenwood Way
Beaverton, OR 97005-0740

1S104AA 00187
Debbie McMurrick
181 SW Frenwood Way
Beaverton, OR 97005-0701

1S104AA 06100
Paula Lynn Horrell
12760 SW Washington Ave
Beaverton, OR 97005-0773

1S104AA 06200
David Snider
12790 SW Washington Ave
Beaverton, OR 97005-0773

1S104AA 06300
Ibrahim & Nadia Shaer
12820 SW Washington Ave
Beaverton, OR 97005-0714

1S104AA 06400
S Arlene Short
12850 SW Washington Ave
Beaverton, OR 97005-0714

1S104AA 06500
George Haldeman
12880 SW Washington Ave
Beaverton, OR 97005-0714

1S104AA 06600
Floyd & Dana Halvorsen
12910 SW Washington Ave
Beaverton, OR 97005-0712

1S104AA 06700
Kathy Bernard
12940 SW Washington Ave
Beaverton, OR 97005-0712

1S104AA 06800
Carmen Morales-Mayoral
12945 SW Washington Ave
Beaverton, OR 97005-0713

1S104AA 06900
Entiqueta Nunez Huls
12875 SW Washington Ave
Beaverton, OR 97005-0715

1S104AA 07000
Todd & Elizabeth McCollum
12855 SW Washington Ave
Beaverton, OR 97005-0715

1S104AA 07100
Stephen Gerald Kolberg
12845 SW Washington Ave
Beaverton, OR 97005-0715

1S104AA 07300
Francoise Denison Metens
11760 SW Lanewood St
Portland, OR 97225-5734

1S104AA 07400
Michael Moomaw
12805 SW Washington Ave
Beaverton, OR 97005-0715

1S104AA 07500
Arette Pang
12755 SW Washington Ave
Beaverton, OR 97005-0716

1S40100 00200
Doug & Laurie Clapshaw
1722 17th Ave
Forest Grove, OR 97116-2704

1S40100 00401
Mark & Tripti Kenzer
1334 Pacific Ave
Forest Grove, OR 97116-3081

1S40100 00402
Thomas Epler
43465 SW Hiatt Rd
Forest Grove, OR 97116-7112

1S40100 00500
Mark & Tripti Kenzer
1334 Pacific Ave
Forest Grove, OR 97116-3081

1S40100 00500
Mark & Tripti Kenzer
1334 Pacific Ave
Forest Grove, OR 97116-3081

1S401AA 03400
Donald Long Sr.
1908 D St
Forest Grove, OR 97116-2313

1S401AA 03500
Lucy Paterson
2017 Main St
Forest Grove, OR 97116-2334

1S401AA 03501
Robert Martial Oriet
Po Box 624
Carlton, OR 97111-0624

1S401AA 03502
Robert Martial Oriet
Po Box 624
Carlton, OR 97111-0624

1S401AA 03600
Jesus Espinoza
1836 D St
Forest Grove, OR 97116-2730

1S401AA 03700
Jeffery Maslen
1830 D St
Forest Grove, OR 97116-2730

1S401AA 03800
Stella Schrag
1810 D St
Forest Grove, OR 97116-2730

1S401AA 04000
Danny Mathies
17452 Lake Vera Purdon Rd
Nevada City, CA 95959-9455

1S401AA 04100
Beulah Spiering
1811 D St
Forest Grove, OR 97116-2729

1S401AA 04200
Kathryn Louise Corey
1815 D St
Forest Grove, OR 97116-2729

1S401AA 04300
Dannie Jones Jr.
1833 D St
Forest Grove, OR 97116-2729

1S401AA 04400
James & Heather Obrist
1837 D St
Forest Grove, OR 97116-2729

1S401AA 04900
Jean Lemire
1810 C St
Forest Grove, OR 97116-2728

1S401AA 05000
David Norris
1804 C St
Forest Grove, OR 97116-2728

1S401AA 05900
Forest Grove City
Po Box 326
Forest Grove, OR 97116-0326

1S401AA 06400
Charles Woods
1706 18th Ave
Forest Grove, OR 97116-2713

1S401AA 06500
Ronald & Linda Thompson
1728 C St
Forest Grove, OR 97116-2742

1S401AA 06501
John White
1715 17th Ave
Forest Grove, OR 97116-2703

1S401AA 06600
Jon Johanson
Po Box 142
Forest Grove, OR 97116-0142

1S401AA 07200
Community Financial Corp
412 A Ave #150
Lake Oswego, OR 97034-3075

1S40100 00202
Aym Partnership
Po Box 2879
Vancouver, WA 98668-2879

1S40100 00203
Forest Grove City
Po Box 326
Forest Grove, OR 97116-0326

1S401AA 07400
Michael Gambee
35070 SW Cloudrest Ln
Hillsboro, OR 97123-9165

1S401AA 07500
Michael Gambee
35070 SW Cloudrest Ln
Hillsboro, OR 97123-9165

1S401AA 07700
Kelly Garland
1824 C St
Forest Grove, OR 97116-2728

1S401AA 07800
Mike Gambee
30570 SW Cloudrest Ln
Hillsboro, OR 97123-0000

1S401AA 07900
Mike Gambee
30570 SW Cloudrest Ln
Hillsboro, OR 97123-0000



*First American
Title Company of Oregon*

Date of Production: Wednesday, September 04, 2013

The ownership information enclosed is time sensitive and should be utilized as soon as possible.

This mailing list was produced with the use of tax assessor maps available online from OR Maps (www.ormap.org/maps/index.cfm) as well as data purchased from the Portland Metro regional government and Real Estate Solutions Inc.

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Thank you for your business and for using First American Title.

Exhibit C

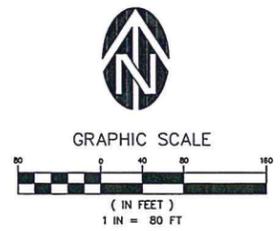
Slope Analysis and Area Calculation Mapping

P:\2410-001\3\Eng\1\DWG\Enhsh\241001-SLOPE ANALYSIS - PHASE 3.dwg Feb 26, 2014 - 1:25pm - rlc



179

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	105081	Red
2	10.00%	14.99%	83618	Yellow
3	15.00%	25.00%	71356	Green
4	25.00%	35.00%	2210	Blue
5	35.00%	100.00%	48	Dark Blue



WESTLAKE
 CONSULTANTS INC.
 ENGINEERING • SURVEYING • PLANNING
 PACIFIC CORPORATE CENTER
 15115 S.W. SCOTSDALE PARKWAY SUITE 150 TIGARD, OREGON 97224
 (503) 884-9852
 FAX (503) 884-0157

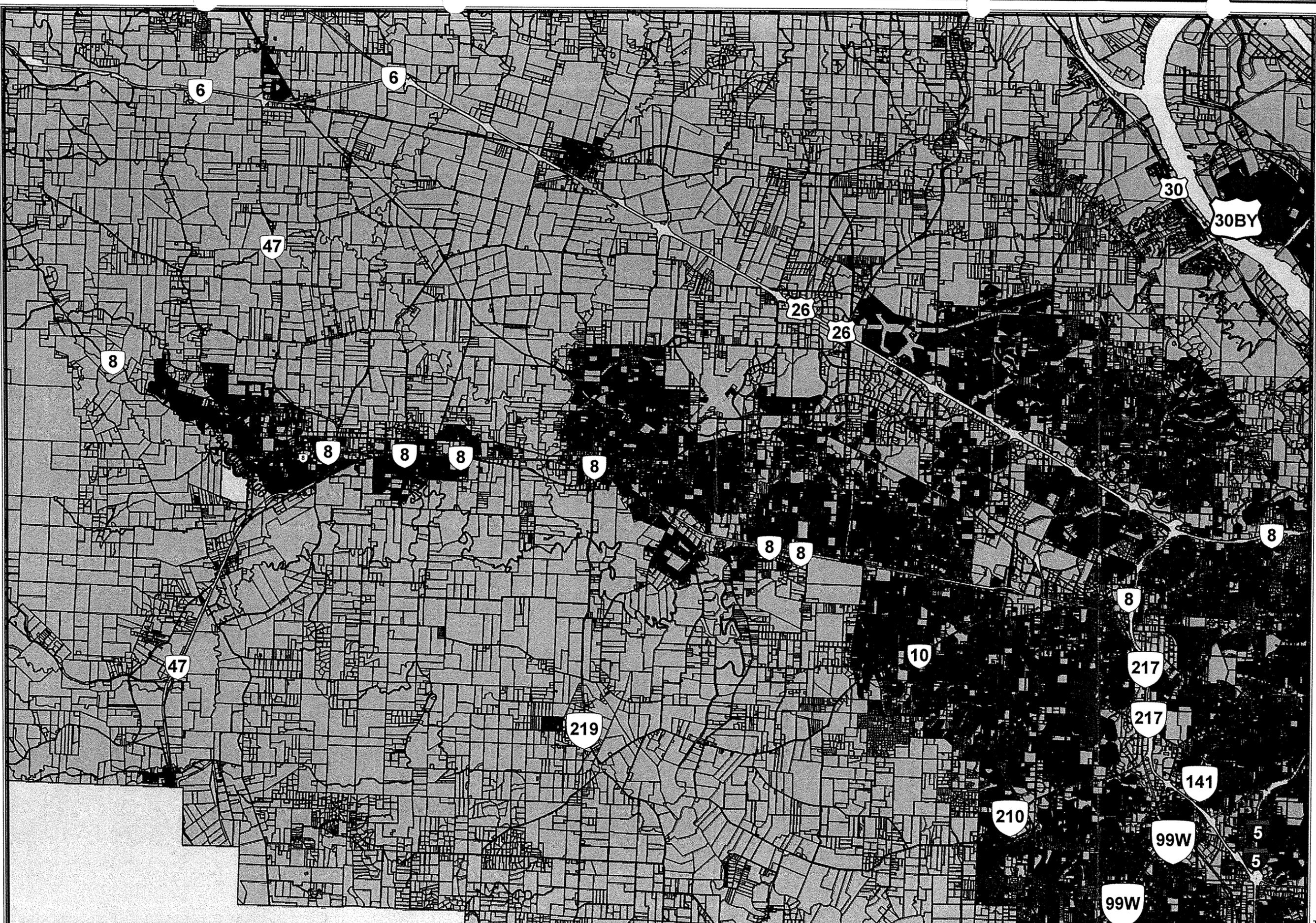
GALES CREEK TERRACE
 FOREST GROVE, OR
 SLOPE ANALYSIS - PHASE 3

PRELIMINARY
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REVISIONS	DATE	DESCRIPTION	BY	CHECKED BY

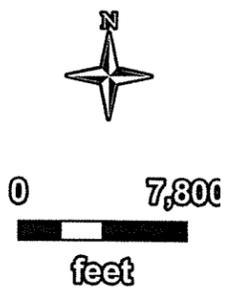
SHEET **EXH**
 JOB NO. 2410-01
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2/20/2014 PRELIMINARY SITE LAYOUT



Prepared By:
FIRST AMERICAN

First American
 Date: 09/04/2013



**300 Foot Radius
 1548 19th Ave**

	Subject Parcels
	Notification Area
	Radius
	Taxlots

Exhibit D

Open Space Area Calculations

Lot Area Open Space Typical Examples

Typical Interior Lot Examples

	A	B	C	D
<u>Dimensions (Ft)</u>				
Depth	80	72	72	80
Width	34	32	24	40
Lot Area (Sq Ft)	2720	2304	1728	3200
<u>Minimum Setbacks</u>				
Front	11	11	11	11
Garage	18	18	18	18
Rear	12	12	12	15
Side (may be offset; 6' between houses min.)	3	3	3	3
Driveway/Walkway Width	22	22	14	22
<u>Yard Areas (Sq Ft)</u>				
Front (setback x width except driveway/walkway)	132	110	110	198
Rear (setback x width)	408	384	288	600
Sides (between front/rear yards)	321	273	273	303
Sum of Yard Areas (Sq Ft)	861	767	671	1101
Yard Areas as % of Lot Area	32%	33%	39%	34%

Gales Creek Terrace
 Open Space Area Calculations (§10.4.215.I)

Phase 1 & Phase 2 (East)

<i>Open Space Requirements</i>	<u>%</u>	<u>SF</u>		
PD Area Not in Streets & Driveways	100%			298133
Total Open Space Requirement (Min.)	40%		119253	
Max. Private Ownership (Yards, etc.)	50%		59627	
Min. Common Ownership (Tracts, etc.)	50%		59627	
One Tract Must Contain at Least	50%	29813		

<i>Proposed Open Space Tracts</i>	<u>Note</u>	<u>Total SF</u>	<u>Contiguous</u>		<u>Outside PD</u>
			<u>"One Tract"</u>	<u>Other OS</u>	
A - Landscape / Monument Sign		2210		2210	
B - Neighborhood Mini-Park / Play Area		7622		7622	
C - Landscaping / Passive OS		1744		1744	
D - Landscaping / Passive OS		4533		4533	
E - Pedestrian Trail Corridor		17266	17266		
F - Storm Water Quality Facility		14112		14112	
G - Reserve Area Retained by Declarant	[1]	103158			103158
H - Reserve Area Retained by Declarant	[1]	116821			116821
I - Gales Creek Vegetated Corridor		74918	74918		
J - Scenic/Passive Use		21085	21085		
K - Pedestrian Access to Trail Corridor		1150	1150		
L - Gales Creek Vegetated Corridor		12583	12583		
M - Pedestrian Trail Corridor		12267	12267		
N - Community Lawn & Garden		31176	31176		
O - Storm Water Quality Facility		10785		10785	
P - Community Lawn & Garden		13282	13282		
Q - Public Storm & Sewer Connections		2684		2684	
R - Mid-Block Pedestrian Path		1752		1752	
S - Mid-Block Pedestrian Path		864		864	
T - Pedestrian and Vehicular Access to Trail Corridor		11203	11203		

<u>Planned Development Totals</u>	<u>Contiguous</u>	
	<u>Total SF</u>	<u>Other OS</u>
Open Space Total - Phases 1 & 2 (SF)	241236	46306
Open Space Total - Phases 1 & 2 (Acres)	5.54	1.06
... as Percent of PD Area Not in Streets		16%
... Combined Percent of PD Area Not in Streets		81%

Notes:
 [1] - Remainder Areas Retained by Declarant are considered to be outside the Planned Development Boundary and are not considered to contribute to Planned Development Open Space Requirements.

Phase 3 (West)

<i>Open Space Requirements</i>	<i>%</i>	<i>SF</i>		
PD Area Not in Streets & Driveways	100%			262313
Total Open Space Requirement (Min.)	40%		104925	
Max. Private Ownership (Yards, etc.)	50%		52463	
Min. Common Ownership (Tracts, etc.)	50%		52463	
One Tract Must Contain at Least	50%	26231		

<i>Proposed Open Space Tracts</i>	<i>Note</i>	<i>SF</i>	<i>Contiguous</i>		<i>Outside PD</i>
			<i>"One Tract"</i>	<i>Other OS</i>	
U - Pedestrian Trail Corridor		12764	12764		
V - Reserve Area Retained by Declarant	[1]	587864			587864
W - Gales Creek Vegetated Corridor (NOT URBAN)	[1]	172241			172241
X - Storm Water Quality Facility		11824		11824	
Y - Neighborhood Mini Park / Play Area		24018		24018	

Planned Development Totals	<i>Total SF</i>	<i>Contiguous</i>	
		<i>"One Tract"</i>	<i>Other OS</i>
Open Space Total - Phase 3 (SF)	48606	12764	35842
Open Space Total - Phase 3 (Acres)	1.12	0.29	0.82
... as Percent of PD Area Not in Streets		5%	14%
... Combined Percent of PD Area Not in Streets		19%	

Combined Open Space Compliance Summary

<i>Open Space Requirements</i>	<i>%</i>	<i>SF</i>		
PD Area Not in Streets & Driveways	100%			560446
Total Open Space Requirement (Min.)	40%		224178	
Max. Private Ownership (Yards, etc.)	50%		112089	
Min. Common Ownership (Tracts, etc.)	50%		112089	
One Tract Must Contain at Least	50%	56045		

Planned Development Totals	<i>Total SF</i>	<i>Contiguous</i>	
		<i>"One Tract"</i>	<i>Other OS</i>
Open Space Total (SF)	289842	207694	82148
Open Space Total (Acres)	6.65	4.77	1.89
... as Percent of PD Area Not in Streets		37%	15%
... Combined Percent of PD Area Not in Streets		52%	

Notes:
 [1] - Remainder Areas Retained by Declarant are considered to be outside the Planned Development Boundary and are not considered to contribute to Planned Development Open Space Requirements.

Gales Creek Terrace

Plat Phase	Tract Letter	Description / Notes	Contiguous Open Space	Other Open Space	Outside PD (Remainders)
1	A	Landscaping and Entrance Monument Sign		0.05	
	B	Neighborhood Mini-Park / Play Area		0.17	
	C	Landscaping / Passive Open Space Use		0.04	
	D	Landscaping / Passive Open Space Use		0.10	
	E	20-foot Wide Pedestrian Trail Corridor, Typ., with: Public Sanitary Sewer Easement Pedestrian Access Easement Easement to allow HOA to construct & maintain retaining wall in northerly 5 feet of easement corridor Utility Vehicle Access Easement	0.40		
	F	Storm Water Quality Facility		0.32	
	G	Reserve Area Retained by Declarant			2.37
	H	Reserve Area Retained by Declarant			2.68
	I	Gales Creek Vegetated Corridor Adjacent to Urban Area - for enhancement activities in conjunction with GCT Phase 1 development, pursuant to CWS permitting	1.72		
	J	Open Space (Scenic and Passive Use)	0.48		
	K	Pedestrian Access between Tract E and 18 th Avenue (may require stairs due to steep slope)	0.03		
Open Space Totals - Phase 1 (Acres)			2.63	0.69	5.05

... As Percent of Category Total for Project

55%

37%

Gales Creek Terrace

Plat Phase	Tract Letter	Description / Notes	Contiguous Open Space	Other Open Space	Outside PD (Remainders)
2	L	Gales Creek Vegetated Corridor Adjacent to Urban Area - for enhancement activities in conjunction with urban development, pursuant to CWS permitting	0.29		
	M	20-foot Wide Pedestrian Trail Corridor, Typ., with: Public Sanitary Sewer Easement Pedestrian Access Easement Easement to allow HOA to construct & maintain retaining wall in northerly 5 feet of easement corridor Utility Vehicle Access Easement	0.28		
	N	Community Lawn & Garden	0.72		
	O	Storm Water Quality Facility		0.25	
	P	Community Lawn & Garden	0.30		
	Q	Public Storm and Sanitary Utility Connections from 19 th Avenue to Public Sanitary Sewer in Tract M and Storm Water Quality Facility in Tract O		0.06	
	R	Mid-Block Pedestrian Path (may require stairs)		0.04	
	S	Mid-Block Pedestrian Path		0.02	
	T	Pedestrian and Utility Vehicle Access between 19 th Avenue and Tracts M and U	0.26		
	Open Space Totals - Phase 2 (Acres)			1.85	0.37

... As Percent of Category Total for Project

39%

20%

Gales Creek Terrace

Plat Phase	Tract Letter	Description / Notes	Contiguous Open Space	Other Open Space	Outside PD (Remainders)
3	U	20-foot Wide Pedestrian Trail Corridor, Typ., with: Pedestrian Access Easement Utility Vehicle Access Easement	0.29		
	V	Reserve Area to be Retained by Declarant			13.50
	W	Reserve Area to be Retained by Declarant			3.95
	X	Storm Water Quality Facility		0.27	
	Y	Neighborhood Mini-Park / Play Area		0.55	
Open Space Totals - Phase 3 (Acres)			0.29	0.82	17.45
... As Percent of Category Total for Project			6%	44%	

Analysis Summary:

Gales Creek Terrace Area Not in Streets (Acres)	12.87	
	Contiguous Open Space	Other Open Space
Gales Creek Terrace Open Space Totals (Acres)	4.77	1.89
... As Percent of PD Area Not in Streets	37%	15%

Gales Creek Terrace
Open Space Area Calculations (§10.4.215.I)

Open Space Dimensional Analysis	Linear Feet	Notes
Phase I		
Development Area (north-south)	1000	
Development Area (east-west)	685	
Open Space Area	840	Tract E linear corridor segment length
OS Dimension as Percent of Max. Dimension	84%	
Phase II		
Development Area (north-south)	580	
Development Area (east-west)	510	
Open Space Area	560	Tract M linear corridor segment length
OS Dimension as Percent of Max. Dimension	97%	
Phase III		
Development Area (north-south)	840	
Development Area (east-west)	700	
Open Space Area	700	Tract U linear corridor segment length
OS Dimension as Percent of Max. Dimension	83%	

Exhibit E

Gales Creek Corridor Impact Mitigation Documentation

Clean Water Services

Permitting Information

Pending

Exhibit F

Certification Letters
(City Engineer; Forest Grove Light & Power)

February 19, 2014

Len Schelsky, PLS
Principal
Westlake Consultants, Inc.
15115 SW Sequoia Parkway, Suite 150
Tigard, OR 97224

RE: Proposed Gales Creek Terrace Subdivision
Certification of Sufficient Services

Len,

Thank you for your letter dated January 31, 2014, regarding available public facility to serve the proposed Gales Creek Terrace Subdivision. Specifically, the proposed subdivision includes tax lot 400,401,500 1S4 Section 1 and tax lot 7200, 1S4 Section 1AA, comprising approximately 47 acres. The following is the City's assessment of the available public facilities to the site.

Sanitary Sewer Service – The proposed development can be served via a sewer line located at 16th Avenue and 'B' Street that can be extended to the site through an existing easement specifically for that purpose. The City's Sewer Master Plan designates this line as 10" diameter to accommodate future build out. Since the standard minimum pipe size is 8" diameter the City may participate in the cost for over-sizing.

Water Service – Water service is available by extending the existing water mains currently located in 18th and 19th Avenue.

Storm Sewer Service – There is no storm sewer available immediately adjacent to the proposed development site at this time. Extending existing lines in the general area of your site would not provide service due to topographic limitations. Nonetheless, a localized site storm sewer with outlet to the Gales Creek drainage is possible provided it meets very specific design criteria.

Street Access – In your letter you indicated that the development will include property that has frontage on Pacific Ave. Based on the requirements of Code section 10.6.105, paragraph D, Pacific Avenue provides legal access to a City street that can meet City standards.

For these reasons, the proposed project as described in your letter is certified for purposes of submitting a development application with the City of Forest Grove.

Thank you and please contact me if you have any questions.

Sincerely,

Robert A. Foster
Director of Public Works
City of Forest Grove

February 26, 2014

Len Schelsky, PLS
Principal
Westlake Consultants, Inc.
15115 SW Sequoia Parkway, Suite 150
Tigard, OR 97224

RE: Proposed Gales Creek Terrace Subdivision
Certification of Sufficient Services

Len,

Regarding the proposed subdivision includes tax lot 400,401,500 1S4 Section 1 and tax lot 7200, 1S4 Section 1AA, comprising approximately 47 acres. I'm forwarding Forest Grove Light & Power's assessment.

Light and Power - Currently, insufficient electrical infrastructure exists to serve the proposed development. The proposed development can be served by FGL&P after upgrades are made, at the developer's expense, to existing facilities on 19th Avenue west from C Street, on 18th Avenue west from B Street and on D Street south from Pacific Avenue. Additionally, it will be necessary to extend the above mentioned lines, facilities and infrastructure to and within the site through existing and future developer acquired right of way and easements.

Sincerely,

Michael Stoltz
Engineering Manager
City of Forest Grove
Light & Power Department



TRANSMITTAL

ENGINEERING ♦ SURVEYING ♦ PLANNING

Phone: 503 684-0652
Fax: 503 624-0157

Date: March 10, 2013 **Project No.:** 2410-001
To: Morgan Will **Project Name:** Gales Creek Terrace
 Gales Creek Development, LLC

 WILL CALL
From: Lee Leighton, AICP **CC:**
Re: Gales Creek Terrace Initial Submittal

No. of Copies	Dated	Description
12	March 10, 2014	Gales Creek Terrace Planned Development and Subdivision (Bound Initial Submittal Documents) <ul style="list-style-type: none"> • 10 for City of Forest Grove • 2 for GCD LLC
2	March 10, 2014	Full size plan set

Comments:

Thank you for the timely redline comments today, and for completing the submittal to City of Forest Grove.

LDL

COMMUNITY DEVELOPMENT
 CITY OF FOREST GROVE
 P.O. BOX 210
 FOREST GROVE, OR 97110

UMP 3-11-14

Fax No. of Pages (including cover) Fax No.
 Mail Messenger Overnight Hand Delivery WILL CALL

PLANNING COMMISSION MEETING MINUTES
FOREST GROVE COMMUNITY AUDITORIUM

February 3, 2014-7:00 P.M. PAGE 1 of 6

APPROVED

1. CALL TO ORDER:

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

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

Absent: Al Miller

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

2. PUBLIC MEETING:

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

2.2 PUBLIC HEARING: None.

2.3 ACTION ITEMS: None.

2.4 WORK SESSION ITEMS:

A. **Work Session Items: Gales Creek Terrace PRD.**

Chairman Beck called the meeting to order, and asked staff to give their presentation.

Mr. Holan: We do not usually have work sessions on projects such as this, but staff felt a need to familiarize the Planning Commission with the project. Handout # 1 is the project map included in the Commission packet, and my comments will be based on this map. Handout # 3 is a map revised by the applicant. No formal application has been submitted.

Mr. Holan: Handout # 2 is a map showing the zoning for this area, which is being reviewed by the City Council. The map shows R-7 (Single Family Residential Low Density) to the far west and RML (Residential Multi-family Low Density) adjacent to the Gales Creek Terrace property. The Gales Creek Terrace Property is zoned HD (Multi-family High Density).

Mr. Holan: Items to discuss tonight include: private streets, parcels fronting Pacific Ave., cul-de-sac length/fire access/connection to Ritchie Rd., access to site from the east, trail along Gales Creek and location and usability of open space.

Chairman Beck: A topographical map with riparian areas noted would be helpful.

Mr. Holan: It might be prudent to have this applicant get current approval from Clean Water Services.

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Chairman Beck: I would like staff to tell us the difference between public and private streets.

Mr. Holan: The Development Codes does not address private streets.

Mr. Reitz: That is correct. With a Planned Residential Development (PRD) the streets are under the Planning Commission's approval.

Mr. Holan: This concludes my presentation.

Morgan Will, Representative for Gales Creek Development LLC, 485 S. State St., Lake Oswego, OR 97034. Mr. Will gave the Commissioners a new revised map (Handout # 4).

Mr. Will: There are only four properties under contract with us, some of the other property owners have decided not to develop. The sewer line needs to be extended from "B" St. through an easement to the property. It will be an oversized trunkline that avoids the wetlands, and hugs the lots to the south. Clean Water Services (CWS) will review the application. We are currently working on the sewer alignment, which is complicated by topography. The storm water facilities will also be reviewed by CWS. The path and the sewer line are outside the city limits in the Urban Growth Boundary (UGB), so there should not be a problem.

Chairman Beck: Is having the path outside the city limits a potential problem?

Mr. Holan: We already have pathways outside the city limits, so it should not be an issue. It is my understanding that in the outer 20% of a riparian area, pathways are allowed, and CWS wants natural materials on the pathway.

Mr. Foster: We have not figured out how the City will access the manholes for the sewer line. The access must be in an easement.

Chairman Beck: The Planning Commission and the City Council will be very concerned about how the sewer may impact this area.

Mr. Will: The property owners to the west have the right to sewer service. Taking the sewer further north is problematic due to topography – it would have to be too deep to allow flow.

Mr. Will: The expectation is the homes along the creek will have a short wall on the creek side to allow flat backyards. The homes will have daylight basements, with the street level and front of the house being 10-15-feet higher than the back. This plan shows single-family detached homes, which is an option with a PRD. We have worked hard to put as many single-family detached units on the property

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as possible. We show 173 lots, and believe we are 20-30 lots short of the required density. We may need to build some attached homes to reach the minimum density. Just a note that increasing the roads decreases the number of lots. The area south of the creek in the UGB could potentially be used as a soccer field or community garden.

Mr. Holan: 16 dwelling units (du) per net acre is the minimum density, and 20 du per acre is the target density.

Commissioner Nakajima: We realize development occurs on flat land, and we realize this property has its challenges. So if we can, we may need to cut down on density.

Mr. Holan: The Planning Commission needs to think about where townhouses should be located in this development if it is needed to achieve density.

Commissioner Nakajima: Working from north to south seems more appropriate.

Commissioner Ruder: Putting high density across the street from nice creekside homes does not seem right.

Chairman Beck: Our conundrum is we have the property zoned high density, the applicant wants to build single-family detached homes, but that does not work well here. In my opinion you want to start the multi-family units near the city center and build out from there.

Chairman Beck: The private streets are a big concern. We need some serious discussion about where we want roads in this area, before it develops. Private streets in my opinion are a "no-no". The property owners must maintain these private streets. What type of homes are you proposing to build?

Mr. Will: These homes would be 2-stories with 2-car garages.

Chairman Beck: Another issue is that we envision a traffic circle on "E" St., then "E" St. will bend into 19th Avenue. Do we have the authority to regulate that alignment?

Mr. Holan: To this point the City has avoided eminent domain to acquire property.

Chairman Beck: Single-family does not work well here. We are trying too hard to make it work. This area is zoned high density.

Commissioner Hymes: The open spaces appear to be just undevelopable lots that do not really service the development.

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Chairman Beck: Why not make the little triangle lots part of the adjoining lots so they can take care of them. Otherwise in ten or twenty years they become weed patches. Is it possible to have more than one HOA in a development this size so people to the west are not responsible for things to the east?

Mr. Holan: There is nothing to prevent be more than one HOA although this may impact the ability of the HOA's maintaining common areas and private streets. The intent of the high density area is multi-family. This developer wants to do single-family detached, which makes meeting density very difficult. If the developer had one or two apartment buildings with more open space around them, this would help to meet density.

Kathy Khoury, 1815 "D" St., Forest Grove, OR: I have a ¼ acre lot on "D" St., which is a dead end street. I know I cannot stop the high density, but is there any way we can get a buffer between the high density and the properties on "D" St? I am concerned about traffic in the area.

Chairman Beck: Would a street behind the homes on "D" St. be a good idea?

Ms. Khoury: Yes, it would provide a barrier.

John White, 1715 17th Avenue, Forest Grove, OR: Sustainability is my concern and it is challenging. The thing I see as potentially challenging is the creek. Creeks change their course due to erosion, which could impact the trail and the development. This much run-off is another challenge, and I am glad to hear the developer is working with CWS. I like the idea of a community garden space – growing food close to the community. I am concerned about parking. Garages fill up and people start seeking street parking. Low impact lighting should be a priority.

John Schrag: I am here tonight representing my parents who are currently out of town. My parents live at 1810 "B" St. At the first neighborhood meeting with the developer, it was brought out that some people (such as my parents) did buy the view when they purchased their lots. They were told by the broker there would be no development below the flood plain line, but this line was in error and since then the flood plain line has been studied and corrected. This is our third developer with this area. The second developer had a decent plan, but I see things here that look like a big step backwards. Since this developer has not been able to acquire some adjacent property – it has affected the whole development. Their density numbers do not work now. When something is this hard, it just makes sense to build what it is zoned. Are we not ready for market forces to enable apartment buildings to be viable? I agree a street buffer behind the homes on "D" St. would be nice. Those crazy little pockets of open space are created by the developer. They can be redesigned.

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Ron Thompson: As a potential property buyer, if they told me it was my responsibility to maintain the private street, I would be long gone. Access to the area is still a major problem.

John White: Perhaps we are thinking in old ways. The Orenco Station area is something more than apartment buildings. If we can get the developer to think what kind of development could fit in this space that would invite people to walk downtown this would take advantage of the high density.

Mr. Will: Thanks to the citizens who came tonight to give their input. I am taking notes and will share them with the design team. I would like to address some of the issues mentioned.

Mr. Will: The cost to put a street behind the "D" St. homes falls on the property owners along that new street. Building homes along such a street would be like stair steps due to topography.

Chairman Beck: It just seems to me there are more creative ways to deal with that area.

Mr. Will: Another issue that was mentioned was erosion along the creek. We are also concerned and will study it. Remember that we are making it possible for a portion of the Emerald Necklace trail to be built.

Mr. Will: A community garden would be owned by the HOA, and therefore not be open to the public.

Mr. Will: We are going to try to show on-street parking visually to help everyone better visualize it. We have done various traffic studies regarding street alignment, safe turning radiuses, etc.

Mr. Will: Dealing with these densities may move us towards multi-family, so it is good to hear some citizens here tonight would be agreeable to this. The open spaces/parks/improvements are paid for by the home buyers. It is included in the cost of the home. We are trying to sell houses in the \$250,000 range.

Commissioner Smith: I would like to see high density homes along the homes on "D" St. This is a good place for high density - near the town center.

The work session ended at 10:07pm.

3.0 BUSINESS MEETING:

3.1 APPROVAL OF MINUTES: Commissioner Smith made a motion to approve the minutes from the December 16, 2013 meeting. Commissioner Ruder

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seconded. Motion passed 5-0.

3.2 REPORTS FROM COMMISSIONERS/SUBCOMMITTEES: None.

3.3 DIRECTOR'S REPORT: Mr. Holan said he has an Excel spreadsheet showing the outcome of the Annual Town Meeting, and will email it to each of the Commissioners. He said there will be no meeting on February 17th, and will probably be a meeting on March 3rd.

3.4 ANNOUNCEMENT OF NEXT MEETING: The next meeting date TBD.

3.5 ADJOURNMENT: The meeting was adjourned at 10:28pm.

Respectfully submitted by:
Marcia Phillips
Assistant Recorder

1. **CALL TO ORDER:**

Chairman Beck called the meeting to order at 7:05 p.m.

Planning Commission Present: Tom Beck, Carolyn Hymes, Al Miller, Lisa Nakajima, Phil Ruder and Sebastian B. Lawler.

Absent: Dale Smith

Staff Present: Jon Holan, Community Development Director; Marcia Phillips, Assistant Recorder.

2. **PUBLIC MEETING:**

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

2.2 **PUBLIC HEARING:** None.

2.3 **ACTION ITEMS:** None.

2.4 **WORK SESSION ITEMS:**

A. **Clean Water Services Presentation by John Dummer, Sheri Wantland, and Diane Tanaguchi-Dennis, Clean Water Services, 2550 SW Hillsboro Hwy., Hillsboro, OR 97123.**

Ms. Tanaguchi-Dennis: We want to thank the Planning Commission for allowing us to come here tonight and make this presentation.

Chairman Beck: The City of Forest Grove wants to thank Clean Water Services (CWS) for transforming our area.

Mr. Dummer: Tonight we want to talk a little bit about CWS's mission/commitment, our goals for Fernhill, and give an update on the project being undertaken at our Forest Grove location. (Mr. Dummer showed an aerial map of the Fernhill area.) The project goals include treatment, the environment, and the public.

Mr. Dummer: Treatment involves the year-round WWTP operation. The north (upper and west) treatment wetlands are primarily for ammonia removal. The south treatment wetlands are primarily for temperature reduction. Secondary treatment objectives are removal of phosphorus and contaminants of concern. CWS recently purchased a property to the north (formerly Merix), and the future plan is to access through this property off of Poplar St. Our current access floods at times during the year.

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Mr. Dummer: Our environmental goals include the promotion of biodiversity, utilization of native plants, enhancement of the habitat, and preservation of the floodplain.

Mr. Dummer: CWS's public goals are to create a "restorative water garden", to provide recreational opportunities for birding, hiking, etc., and to support public education opportunities. CWS has a vision for Fernhill. We want to provide something more and this is represented by aesthetic amenities such as open water, trees and community values. In the water garden people can spend time with nature. We want to honor Native American heritage. We want to invite the public "into the garden" through programs such as Birds and Brew 2012 and 2013 which was very successful. Research continues so we can continue to improve the area. Our grand opening is scheduled for May 1st.

Ms. Wantland: The Fernhill project has attracted media coverage, which brings more people. We are working hard to keep people where they should be, and giving the birds first priority.

Mr. Dummer: In 2012 CWS restored native plants to the Fernhill area, built a restroom and picnic shelter, developed the Water Garden with walking paths and bridges, and developed a 2 acre treatment wetland. In 2013 CWS put in a new parking lot, made improvement to access, proceeded with ongoing planting and continued with design and research.

Mr. Dummer: Current activities include entry area/access improvements. We are at 15% design for the south wetlands. There is a pilot study being conducted for the upper and west wetlands. In 2014 one of our next steps will be to continue the pilot study and our goal is to reach 30% design. We have a contractor we want to have onboard to help with the design/construction. The contractor is experienced with this type of construction, which will be very helpful. CWS has been in communication with Rob Foster, Director of Engineering/Public Works regarding the intersection of Hwy 47 and Maple St.

Chairman Beck: It is very difficult to get across Hwy. 47 from Maple St. We are hoping CWS will work with us to improve that intersection. It is unsafe. Thank you for your presentation.

B. Urban Renewal and Urban Reserves Update (PowerPoint Presentation)

Urban Renewal

Mr. Holan: I just wanted to update the Planning Commission on urban renewal and reserves. The City Council held a work session to discuss the establishment of an urban renewal program in Forest Grove and preparation of an urban renewal plan. The proposed urban renewal area focuses on the Town Center and Pacific Avenue

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corridor to just east of Quince Street. After considerable discussion, the Council directed staff to pursue finalizing the urban renewal plan and subsequently conduct the public hearing process required under state law. Next steps include reconvening the Stakeholder Advisory Committee to review the draft urban renewal plan. Following review by the Stakeholder Advisory Committee, the Planning commission will be asked to conduct a public hearing to consider whether the urban renewal plan is consistent with the Forest Grove Comprehensive Plan. In order to comply with notice requirements, the public hearing will likely occur in late-April or early-May.

Commissioner Nakajima: Will you please email the PowerPoint presentation to all of the Commissioners. It was very informative.

Mr. Holan: From a taxpayer's perspective, there is no change at all. There has to be a degree of detail about how we are going to spend the money. Urban Renewal funds are the most flexible funds available to government to close the funding gap on development costs.

Chairman Beck: Urban Renewal districts can be good or bad – depending on how they are managed.

Urban Reserves

Mr. Holan: The State Appellate Court issued its decision on the reserves decision made by LCDC. The Court rejected numerous arguments made by petitioners including:

- (1) the validity of the rules governing the designation of urban and rural reserves in this case (OAR Chapter 660, Division 27)
- (2) Metro's authority to designate reserves outside of its service district boundary
- (3) whether too much land was designated as urban reserve under OAR 660-027-004092)
- (4) whether the designation complies with particular Statewide Planning Goals.

The Court also upheld nine fundamental legal premises underlying LCDC's review of the designation. The Court rejected most of petitioners' contentions concerning whether LCDC properly applied the substantial evidence standard of review.

The Court remanded the decision back to LCDC based on the following four points: LCDC erred in (1) approving Washington County's misapplication of the rural reserve factors pertaining to agricultural land; (2) concluding that Multnomah County had adequately "considered" the rural reserve factors pertaining to Area 9D (area in the northwest portion of Multnomah County in

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vicinity of Cornelius Pass Road); (3) concluding that it has authority to affirm a local government’s decision where its findings are inadequate if the evidence “clearly supports” the decision; and (4) failing to meaningfully explain why Metro and the counties’ designation of Areas 4A to 4D (commonly referred to as Stafford) as urban reserves is supported by substantial evidence.

Mr. Holan: For Forest Grove, the most significant aspect of this decision pertains to rejecting Washington County’s approach for Rural Reserves. The result of the decision, according to the City’s legal staff, is that all of the reserves do not exist. Prior to the issuance of the decision, legislation was introduced to override the legal decision (referred to as the Great Bargain). The legislation focuses on Washington County and seeks to finalize the urban and rural reserves. The City has advocated for Purdin Road being the northern boundary. The Farm Bureau proposed the northern boundary as an east-west water course located about half way between Purdin Road and the city limits. Other urban reserve areas including the David Hill Area (7A) and south Forest Grove (7E) would remain unchanged..

C. Land Use for South of Pacific Area

Because there were several people in the audience interested in the south of Pacific area, it was decided Item C on the agenda would proceed Item B.

Mr. Holan: At the conclusion of the work session on the potential Gales Creek Terrace project, several Commissioners indicated the desire to re-examine the proposed land use for the area south of Pacific Ave. Several factors need to be considered if further analysis is warranted, and staff needs guidance for that further analysis. A committee including citizens could be formed, or staff could hold a meeting and invite interested parties.

Commissioner Ruder: I would like to have a discussion on this area, and not just proceed because the applicants on the Gales Creek Terrace development are vested. Mr. Will and others are here tonight, and I would like to hear what they have to say.

Morgan Will, Gales Creek Terrace LLC, 385 S. State St., Lake Oswego, OR.

Mr. Will: Originally we were in contract with the areas in orange and gold shown on the map, and we were planning to do a development of high density all the way across that area. Then the City proposed a rezone of the area to the west (orange and gold). We paused to wait for the City to complete that process, and we were in favor of the change. By spreading out across the area, we could meet densities. Then we could not meet contractual demands of the property owners on the west end, so we fell out of contract. Now we are proposing to develop the high density area only. We do not need the zone change. Businesswise – we cannot afford to

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wait for a down zone.

Kathy Corey, 1815 “D” Street, Forest Grove, OR.

Ms. Corey: The homes along “D” Street are on ¼ to ½ acre lots, and it appears we will backup to high density. I am here to plead for some kind of barrier between us and the high density development.

Chairman Beck: Until the Commission actually receives an application for the high density area, we do not know what they plan to do. There will be public hearings, and we welcome your input. I sent an email to everyone on the Commission stating my opinion that we do not need the transition zones. That area in orange and gold is further away from the town center, and more rural. I am not sure how much more information we need, other than an actual application and to see what the public thinks of it.

Commissioner Nakajima: I am happy to leave the zoning as it is.

Chairman Beck: We had property owners under contract when we made the decision about the rezoning.

Commissioner Hymes: I made my decision when we thought the development would be across the whole area. I would be open to a discussion about the area.

Commissioner Ruder: Now we have the high density backed right up to those “D” Street properties. I would be open to further discussion.

Commissioner Lawler: The status of the property has changed. I would be open to a public discussion about this area.

Commissioner Ruder: I would not want to undo and make the areas to the west more dense.

Commissioner Miller: We made the changes and part of the decision was based on maybe. I would rather see it stay as it is until something comes in, instead of changing and changing.

Chairman Beck: I suggest if the orange and gold areas were R-5 and R-10, I would consider having a public discussion. I think this would be a reasonable discussion.

Mr. Holan: I would suggest a work session with alternatives and an invitation to the public. Staff could come up with three or four alternatives.

Commissioner Ruder: This would be good to do while we have no current

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applications pending.

Chairman Beck: My issue is that the public take it seriously. Let us have Mr. Holan do some research and make a decision on how to proceed.

The Commissioners were in agreement with Chairman Beck to have staff research and make a decision on how to proceed.

3.0 BUSINESS MEETING:

3.1 APPROVAL OF MINUTES: Commissioner Ruder made a motion to approve the minutes from the February 3, 2014 meeting. Commissioner Miller seconded. Motion passed 6-0.

3.2 REPORTS FROM COMMISSIONERS/SUBCOMMITTEES: None.

3.3 DIRECTOR'S REPORT:

Mr. Holan stated that staff has received an application for the Silverstone PRD that is currently being reviewed for completeness, and an 8-lot PRD has been submitted. Holan said it sounds like Gales Creek Terrace will submit an application soon.

3.4 ANNOUNCEMENT OF NEXT MEETING: The next meeting will be held on April 7, 2014.

3.5 ADJOURNMENT: The meeting was adjourned at 9:15pm.

Respectfully submitted by:
Marcia Phillips
Assistant Recorder