

ORDINANCE NO. 2017-10

**ADOPTING LEGISLATIVE COMPREHENSIVE PLAN MAP AMENDMENT
2323 AND 2335 CEDAR STREET
WASHINGTON COUNTY TAX LOTS 1N331CA08600 AND 1N331CA08700
FILE NUMBER 311-17-000028-PLNG**

WHEREAS, the Planning Commission held a work session on June 5, 2017, to discuss re-designating 2323 Cedar Street and 2335 Cedar Street from General Industrial (GI) on the Comprehensive Plan Map to High Density Residential (HDR) as shown on Exhibit A; and

WHEREAS, as a result of the Work Session the Planning Commission initiated a legislative amendment to the Comprehensive Plan Map as authorized by Development Code §10.1. 210 (C); and

WHEREAS, the Planning Commission held a Public Hearing on this matter on August 7, 2017; and

WHEREAS, a staff report addressing the applicable review criteria was published on July 31, 2017, and is hereby incorporated by reference; and

WHEREAS, notice of the Planning Commission's Public Hearing was published in the *Forest Grove News-Times* on August 2, 2017, as required by Development Code §10.1.715; and

WHEREAS, notice of the Planning Commission's Public Hearing was mailed to property owners and residents within 300 feet of the subject property as required by Development Code §10.1.715; and

WHEREAS, the Planning Commission unanimously approved a motion on August 7, 2017, to recommend that City Council approve the re-designation of 2323 and 2335 Cedar Street from General Industrial (GI) to High Density Residential (HDR) on the Comprehensive Plan Map; and

WHEREAS, the findings and facts supporting the Planning Commission's recommendation are contained in Planning Commission Findings and Decision Number 2017-03 signed by the Planning Commission Chair on August 10, 2017 and incorporated herein; and

WHEREAS, the City Council held a Public Hearing on the Planning Commission's recommendation on September 11, 2017, and continued the public hearing to September 25, 2017; and

WHEREAS, notice of the City Council Public Hearings was published in the *Forest Grove News-Times* on September 6, 2017; and

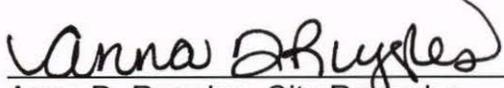
NOW THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1: The City Council hereby adopts the amendment to re-designate 2323 and 2335 Cedar Street from General Industrial (GI) to High Density Residential (HDR) on the Comprehensive Plan Map (Exhibit A).

Section 2: This ordinance is effective 30 days following its enactment by the City Council.

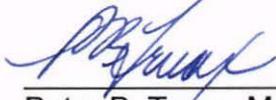
PRESENTED AND PASSED the first reading this 11th day of September 2017.

PASSED the second reading this 25th day of September 2017.



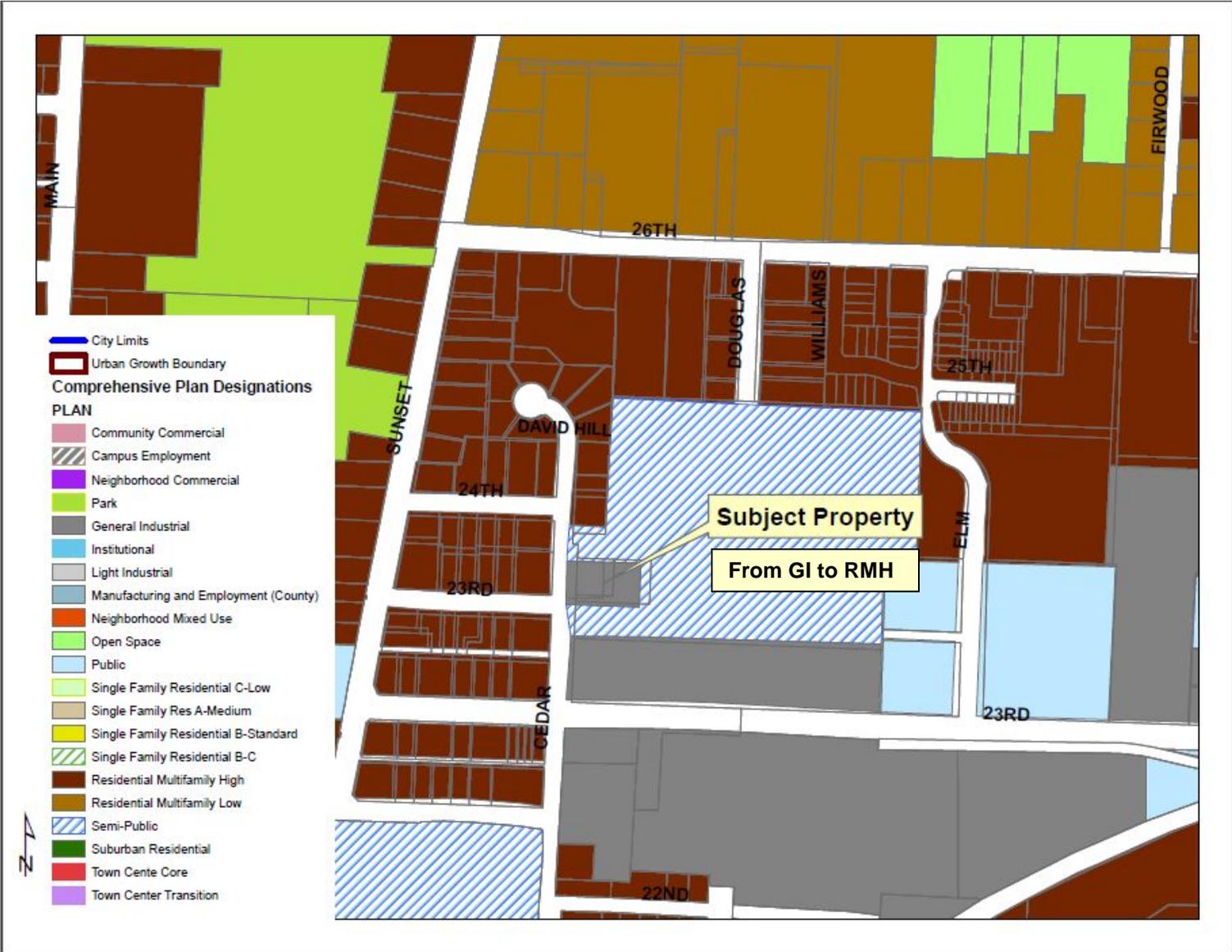
Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 25th day of September 2017.



Peter B. Truax, Mayor

EXHIBIT A



Date: **SEPTEMBER 25, 2017**

Agenda Item: **7. A. & 7. B.**

Subject: **CONTINUE PUBLIC HEARING FROM SEPTEMBER 11, 2017:**

7. A. SECOND READING OF ORDINANCE NO. 2017-10 ADOPTING LEGISLATIVE COMPREHENSIVE PLAN MAP AMENDMENT, 2323 AND 2335 CEDAR STREET (WASHINGTON COUNTY TAX LOT NOS. 1N331CA08600 AND 1N331CA08700); FILE NO. 311-17-000028-PLNG

7. B. SECOND READING OF ORDINANCE NO. 2017-11 ADOPTING LEGISLATIVE ZONING MAP AMENDMENT, 2323 AND 2335 CEDAR STREET (WASHINGTON COUNTY TAX LOT NOS. 1N331CA08600 AND 1N331CA08700); FILE NO. 311-17-000028-PLNG

CITY COUNCIL MEETING

Request to Testify at Public Hearing

Public Hearings – Public hearings are held on each matter required by state law or City policy. Anyone wishing to testify should sign-in for the Public Hearing prior to the meeting. The Mayor or presiding officer will review the complete hearing instructions prior to testimony. The Mayor or presiding officer will call the individual or group by the name given on the sign-in form. When addressing the Mayor and Council, please move to the witness table (center front of the room). Each person should speak clearly into the microphone and must state their first and last name and provided a mailing address for the record. All testimony is electronically recorded. In the interest of time, Public Hearing testimony is limited to three minutes unless the Mayor or presiding officer grants an extension. Written or oral testimony is heard prior to any Council action.

Please sign-in below to testify.

PROPONENTS: (Please print legibly)

First & Last Name:

Address:

City, State & Zip Code:

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OPPONENTS: (Please print legibly)

First & Last Name:

Address:

City, State & Zip Code:

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OTHERS: (Please print legibly)

First & Last Name:

Address:

City, State & Zip Code:

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CITY RECORDER USE ONLY:	
AGENDA ITEM #:	7A & 7B
MEETING DATE:	9-11-17
FINAL ACTION:	not read

ORD 2017-10
2017-11

First Reading:

CITY COUNCIL STAFF REPORT

TO: City Council

FROM: Jesse VanderZanden, City Manager

MEETING DATE: September 11, 2017

PROJECT TEAM: Daniel Riordan, Acting Community Development Director

SUBJECT TITLE: Public Hearing and First Reading of Ordinances Adopting Legislative Comprehensive Plan Map and Zoning Map Amendments to Re-designate two parcels from General Industrial to High Density Residential/Multiple Family High (2323 and 2335 Cedar Street). File Number 311-17-000028-PLNG

ACTION REQUESTED:	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Order	<input type="checkbox"/> Resolution	<input type="checkbox"/> Motion	<input type="checkbox"/> Informational
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X all that apply

ISSUE STATEMENT: The Planning Commission and staff are requesting that City Council consider the Commission’s recommendation to legislatively amend the Comprehensive Plan (Plan) Map and Zoning Map. The purpose of the amendment is to re-designate two parcels (2323 and 2335 Cedar Street) from General Industrial (Plan and Zoning designation) to High Density Residential (Plan designation)/Residential Multifamily High (Zoning designation). This matter requires City Council action since legislative amendments to the Comprehensive Plan and Zoning maps require approval of ordinances making the necessary changes.

BACKGROUND:

Reason for Request

Two parcels on Cedar Street (2323 and 2335) are zoned General Industrial (GI) as shown on Attachment A. The owner of 2323 Cedar Street is interested in building a dwelling on his property. The City’s Development Code does not allow dwellings on land zoned GI except for security person residing on the property. Given this restriction, the property owner is seeking a Comprehensive Plan Map and Zoning Map change to designate 2323 Cedar Street as High Density Residential (HDR) on the Plan map and Residential Multiple family High (RMH) on the zoning map. The surrounding adjacent area is currently zoned RMH. The RMH zone has a target density of 20.28 units per net acre.

The Planning Commission held a work session to discuss the proposed map changes on June 5, 2017. The Planning Commission was receptive to the idea of re-designating 2323 Cedar Street from GI to HDR/RMH provided the neighboring at 2335 Cedar Street is also re-designated from GI to HDR/RMH. As a result of the work session the Commission initiated the Plan and Zoning Map amendments as authorized by Development Code §10.1.210(C).

On August 7, 2017, the Planning Commission held a public hearing and unanimously adopted a motion to recommend that City Council approve the Comprehensive Plan Map and Zoning Map amendment to re-designate 2323 and 2335 Cedar Street from GI to HDR/RMH. No public testimony was provided during the hearing.

Discussion

The two subject parcels are currently zoned General Industrial. The property at 2323 Cedar Street is a vacant flag lot that was created in 1997. The flag lot is approximately 0.3 acres in area. The property immediately to the west (2335 Cedar Street) is also zoned General Industrial and is about 0.2 acres. 2335 Cedar Street is currently developed with a single family home and out-building. If the vacant flag lot is re-designated HDR/RMH up to six dwelling units could be built. The adjacent property at 2335 Cedar Street could accommodate up to four total dwellings.

The property immediately to the south and east of 2323 Cedar Street and 2335 Cedar Street is owned by Pacific University and is known as Cannery Field. The Cannery Field site was rezoned from GI to RMH in 2002. The zone change created a situation where 2323 and 2335 Cedar Street became surrounded by land zoned for residential use. Re-designating 2323 and 2335 Cedar Street will correct what is essentially a "spot" zone and allow for construction of a dwelling at 2323 Cedar Street as desired by the property owner.

Comments Received

After the close of the Planning Commission hearing on this matter, the owner of 2335 Cedar Street submitted a letter expressing thoughts and concerns about the possible Comprehensive Plan Map and Zoning Map change (Attachment B). The letter states in part:

"After considerable thought the past week, we would prefer to remain GI zoning when the property was purchased in 2012 being in line with our present future goals. The liabilities with RMH due to issues of housing surrounding by parking lots, and sporting event are problematic."

The issues raised in the letter are addressed below for Council consideration. Since the letter was submitted after the close of the Planning Commission's hearing, the Commission did not have an opportunity to consider the concerns.

Comment #1: A large industrial meter base for the City of Forest Grove drainage system in the front yard of 2335 Cedar. In 2013 a request was made to move the meter in front of the former community garden, which was determined as not plausible. This presence of an exposed meter seems more in line with General Industrial versus residential, greatly hindering re-sale of the property.

Staff Response: It is uncertain if the presence of the exposed meter would hinder re-sale of the home at 2335 Cedar Street. Many factors contribute to the re-sale of property including location, price, and characteristics of the home. Also, staff has observed that residential properties tend to develop at a higher rate than industrial properties as indicated by building permit records. Therefore, the property may develop sooner as residential rather than if left industrial.

Comment #2: Our long term plans then for this property is a future stainless-steel supply/welding facility like the south adjacent property business.

Staff Response: The General Industrial zoning would allow the property to establish a stainless-steel supply/welding facility. This type of activity could potentially be established in the RMH zone as a home occupation provided possible external effects such as noise, lighting, or odor incompatible with a residential zone are addressed to mitigate such impacts.

Comment #3: We then spent 4 years cleaning, repairing, and updating the home on the property in the interim, then planning a temporary adult foster care home, which is operated on the north adjacent property. Washington County applications for this facility were unsuccessful as of fall 2016.

Staff Response: The property is currently zoned General Industrial and care homes are not an allowed use in that zone. Care homes with five or fewer residents are permitted outright in the RMH zone. Care homes with six or more residents could be allowed with a conditional use permit. A conditional use permit requires a public hearing and Planning Commission approval. Re-designation of the property could improve the potential of establishing a care home on the property.

Comment #4: There is excessive parking congestion at least three times per week from church services occasionally blocking the driveway. Both sides of the street are used for parking during the evening commute time limiting vision leaving as well as having to enter the oncoming lane to enter the driveway.

Staff Response: The church in question (Iglesia Universal Cristiana) is located at 2348 Cedar Street. The church received a conditional use permit from the City in 2014 (File No. CUP-14-00162). The conditional permit included several conditions pertaining to parking:

- No parking shall be required for the church site provided that all parking is provided off-site;
- The applicant shall have available at all times the long-term use of at least 25 off-street parking spaces. The applicant shall provide copies to the Community Development Department Director of any agreement to use an off-site parking lot that satisfies the requirement;
- If off-street parking becomes less than required, the parking requirements shall be reviewed by the Planning Commission.

A notarized copy of an agreement with Pacific University is on file with the Community Development Department allowing the church's use of the Cannery Field parking lot for church activities. The agreement was effective as of July 31, 2014, and provides for the required 25 parking spaces. The Cannery Field parking lot has approximately 50 parking spaces. This condition of approval has been met and the church remains in compliance with the conditional use permit.

Regarding the concern about on-street parking during evening commute times, on-street parking is allowed on both sides of Cedar Street. Cedar Street conforms to the City standard for street pavement width of 32 feet for a local street. This width allows for two travel lanes and parking on both sides of the street.

Comment #5: There was not water retention area installed during paving the [Cannery Field] parking lot on the south side. Standing water during rains is up to 3" deep at the rear of the property and is not conducive to Multifamily Zoning with additional pavement and roof area.

Staff Response: Pacific University recently filed for permits to improve the Cannery Field parking lot to address the standing water issue. Work to correct the problem includes grading, construction of a swale and a connection to the stormwater sewer line. Permits for this work were issued by the Building Division on August 29th.

Comment #6: There is a large undeveloped acreage to the north that may be better suited to multifamily use.

Staff Response: The large vacant to the north is part of the Cannery Field site and is zoned RMH. The entire Cannery Field site is approximately 12.3 acres. The Pacific University Master Plan describes the primary development objectives for Cannery Field as overflow athletics and recreational facilities, remote parking and university support services. The RMH zoning would allow multifamily development on the Cannery Field site; however, the current Pacific University Master Plan does not identify housing as a development objective.

Policy Considerations

The Comprehensive Plan establishes the policy framework for considering the requested Comprehensive Plan Map and Zoning Map amendments. The Plan includes factors for assigning land use designations. Factors include slope, access, infrastructure capacity, and environmental constraints. The factors are discussed at length in the staff report to the Planning Commission (Attachment C). The Planning Commission decision 2017-13 (Attachment D) shows the requested map amendments meet the applicable land use factors for designation of both parcels as Residential Multifamily High.

City Council has complete discretion as to whether or not the parcels should be re-designated. The Council could choose to not re-designate the parcels or only designate one of the parcels. If 2335 Cedar Street is not re-designated the "spot" zoning situation would continue, however the property owner could establish the stainless-steel supply/welding business with the proper permits. If Council decides not to re-designate 2323 Cedar Street the property owner would not be permitted to construct a dwelling as desired. Staff does not recommend this approach since it will perpetuate the "spot" zoning situation. The staff recommendation below is that Council accept the Planning Commission recommendation and adopt the necessary ordinances making the changes to the Comprehensive Plan Map and Zoning Map. The principle reason for the staff recommendation is the subject property is surrounded by land currently zoned RMH and the site meets the location factors for high density residential development as contained in the Comprehensive Plan.

Alternatives

There are several alternatives available to City Council:

- A. Accept the Planning Commission recommendation and approve motions adopting the following two ordinances:
 - Ordinance 1: Re-designate 2323 and 2335 Cedar Street from General Industrial (GI) on the Comprehensive Plan Map to High Density Residential (HDR); and
 - Ordinance 2: Re-designate 2323 and 2335 Cedar Street from General Industrial (GI) to Residential Multiple Family High (RMH) on the zoning map.
- B. Approve motions modifying the ordinances and re-designate only 2323 Cedar Street from GI to HDR/RMH.
- C. Adopt a motion to not accept the Planning Commission recommendation and make no changes to the Comprehensive Plan Map and Zoning Map.
- D. Continue this matter to a date certain.

STAFF RECOMMENDATION: Staff recommends City Council select Alternative A above accepting the Planning Commission recommendation approving the attached ordinances re-designation 2323 and 2335 Cedar from General Industrial (GI) on the Comprehensive Plan Map to High Density Residential (HDR) and from General Industrial (GI) on the Zoning Map to Residential Multiple Family High.

ATTACHMENT(s):

- A. Zoning Map
- B. Letter dated August 7, 2017, from Pacific Trust c/o Barney Ward
- C. Staff report to Planning Commission dated July 31, 2017
- D. Planning Commission Findings and Decision 2017-13



Legend
Forest Grove Zoning Designations
ZONING

- Community Commercial (CC)
- Neighborhood Commercial (CN)
- Future Development 10
- Future Development 20
- General Industrial (GI)
- Institutional (INST)
- Light Industrial (LI)
- Neighborhood Mixed Use (NMU)
- Single Family Res. (R-10)
- Single Family Res. (R-5)
- Single Family Res. (R-7)
- Residential Multifamily High (RMH)
- Residential Multifamily Low (RML)
- Suburban Residential (SR)
- Town Center Core (TCC)
- Town Center Transition (TCT)



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NOTICE OF PUBLIC HEARING FOREST GROVE CITY COUNCIL

NOTICE IS HEREBY GIVEN that the Forest Grove City Council will hold Public Hearings on **Monday, September 11, 2017**, and continue hearings to **Monday, September 25, 2017**, at **7:00 p.m.** or thereafter, in the Community Auditorium, 1915 Main Street, Forest Grove, to review the following proposal:

PROPOSAL: The Forest Grove Planning Commission recommendation that City Council adopt ordinances making legislative amendments the Forest Grove Comprehensive Plan Map and Zoning Map to re-designate two parcels from General Industrial to High Density Residential/Residential Multifamily High.

LOCATION: 2323 and 2335 Cedar Street
Washington County Tax Lots 1N331CA08600 & 1N331CA08700

APPLICANT: City of Forest Grove

FILE NUMBER: 311-17-000028-PLNG

The City Council will consider the Planning Commission's recommendations and make a decision based on the following criteria:

Comprehensive Plan Map Amendments (Forest Grove Comprehensive Plan):

- Consistency with applicable Comprehensive Plan policies; Metro Regional Framework Plan, Metro Urban Growth Management Functional Plan; and Oregon Statewide Land Use Planning Goals.

Zoning Map Amendments (Forest Grove Development Code §10.2.770)

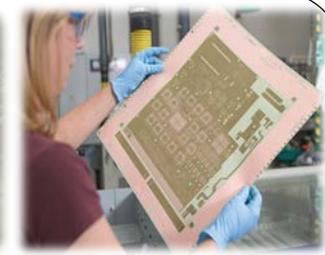
- The zone map amendment is consistent with the Comprehensive Plan Map.
- The zone change is consistent with relevant goals and policies of the Comprehensive Plan as identified by the Community Development Director.
- The site is suitable for the proposed zone.
- The zone change is consistent with the adopted Transportation System Plan.
- Public facilities and services for water supply, sanitary waste disposal, storm water disposal and police and fire protection are capable of supporting uses allowed by the zone.
- The establishment of a zone district is not subject to the meeting of conditions.

If an issue is not raised in the hearing (by person or letter) or if the issue is not explained in sufficient detail to allow the City Council to respond to the issue then that issue cannot be used as the basis for an appeal to the Land Use Board of Appeals (LUBA). If additional documents or evidence are provided regarding the application any person shall be entitled to a continuance of the hearing. Information pertaining to this request may be obtained from Acting Community Development Director, Daniel Riordan, Community Development Department, 1924 Council Street, (503) 992-3226 or driordan@forestgrove-or.gov.

A copy of the staff report is available for inspection prior to the hearing at the City Recorder's Office or by visiting the City's website at www.forestgrove-or.gov. Written comments or testimony may be submitted at the hearing, e-mailed to aruggles@forestgrove-or.gov, or sent to the attention of the City Recorder's Office, P. O. Box 326, 1924 Council Street, Forest Grove, OR 97116, prior to the hearing. For further information, please call the City Recorder's Office at 503.992.3235.

**Anna D. Ruggles, CMC, City Recorder
City of Forest Grove**

To be published: Wednesday, September 6, 2017



Comprehensive Plan Map and Zoning Map Amendments

2323 and 2335 Cedar Street
File No. 311-17-000028-PLNG

City Council Public Hearing
September 11, 2017

Daniel Riordan, Acting Community Development Director

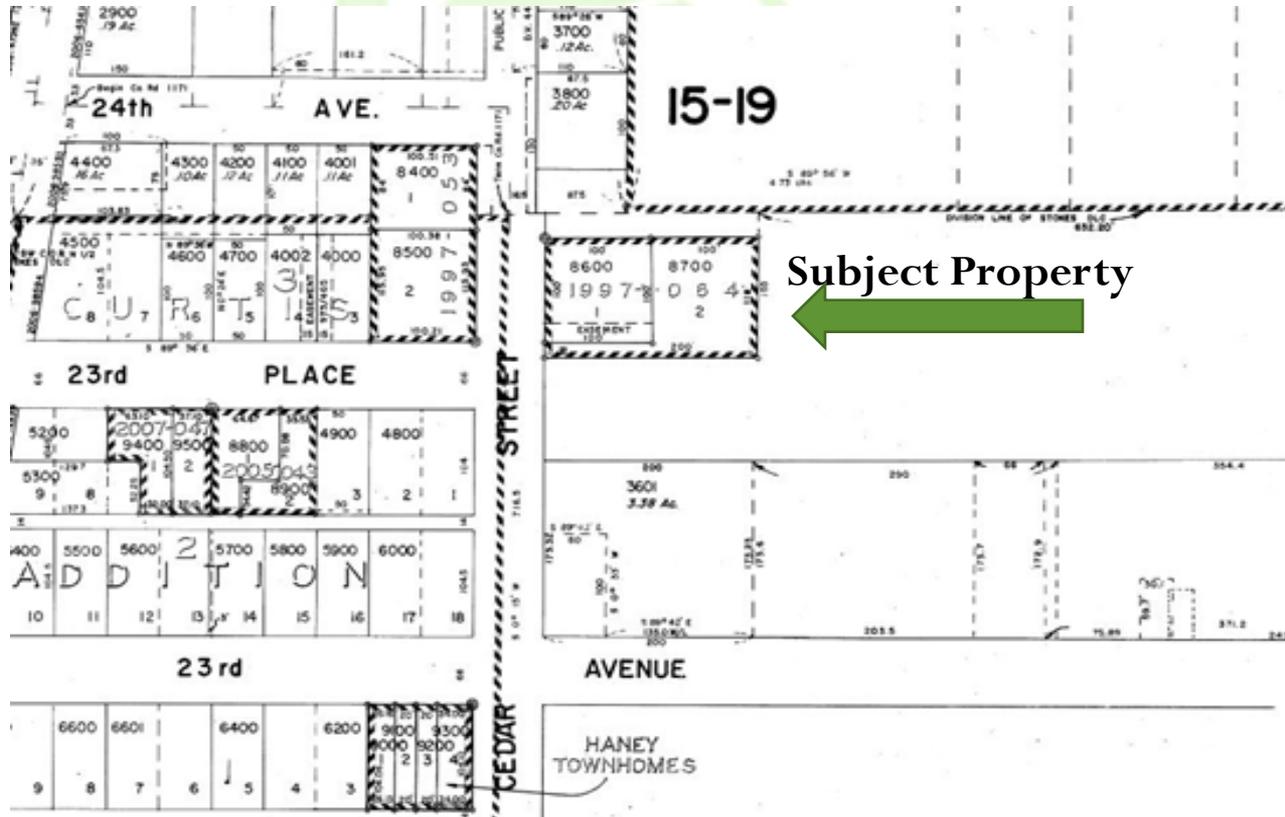
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Request

- Legislative amendments to the Forest Grove Comprehensive Plan Map and Zoning Map, initiated by the Planning Commission, to re-designate two parcels located at 2323 and 2335 Cedar Street from General Industrial to High Density Residential on the Comp. Plan Map and Residential Multifamily High on the Zoning Map.
- Approval of this request will make the zoning of the subject parcels consistent with the zoning for the surrounding adjacent area, resolve a “spot” zoning situation and allow the owner of 2323 Cedar Street to construct a dwelling which is not allowed under the General Industrial zoning.

Subject Property

- The subject property is located east of Cedar Street and north of 24th Avenue.



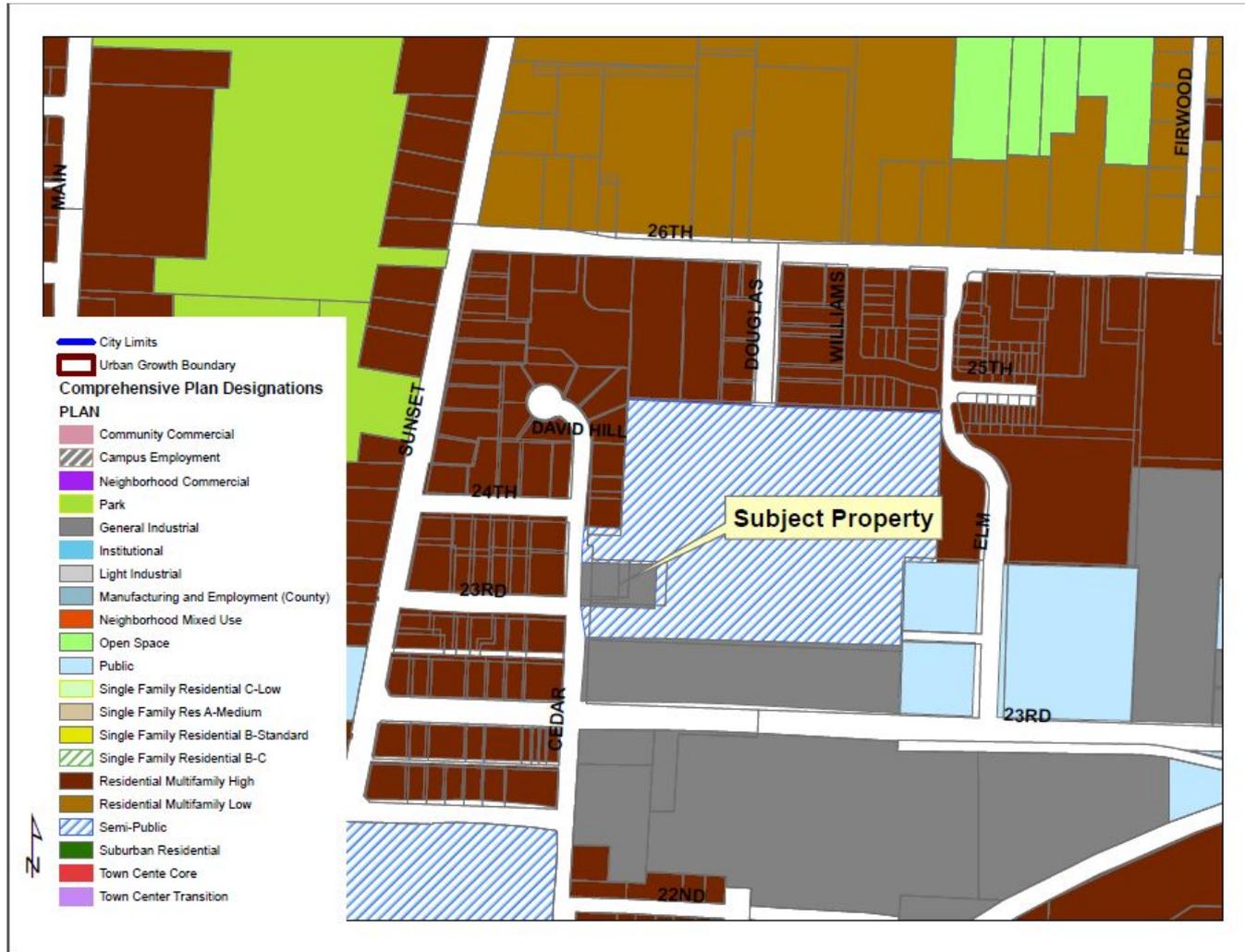
Subject Property



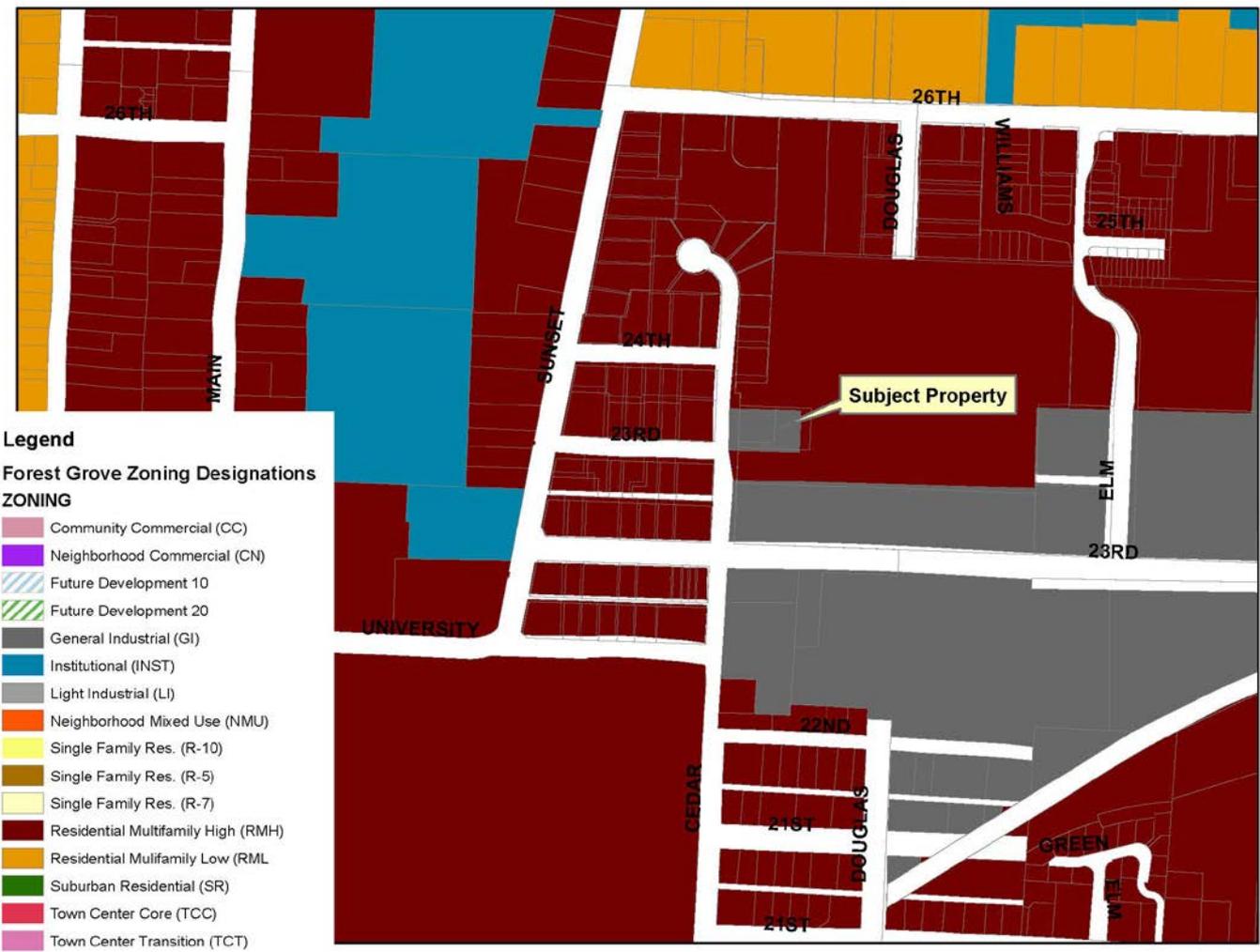
Street View



Current Comp. Plan Map



Current Zoning Map



- Legend**
- Forest Grove Zoning Designations**
- ZONING**
- Community Commercial (CC)
 - Neighborhood Commercial (CN)
 - Future Development 10
 - Future Development 20
 - General Industrial (GI)
 - Institutional (INST)
 - Light Industrial (LI)
 - Neighborhood Mixed Use (NMU)
 - Single Family Res. (R-10)
 - Single Family Res. (R-5)
 - Single Family Res. (R-7)
 - Residential Multifamily High (RMH)
 - Residential Multifamily Low (RML)
 - Suburban Residential (SR)
 - Town Center Core (TCC)
 - Town Center Transition (TCT)

Decision Considerations

- Described in detail in the written staff report:
- Comprehensive Plan Map Amendments
 - Applicable Oregon Statewide Land Use Planning Goals;
 - Applicable Forest Grove Comprehensive Plan Policies; and
 - Metro Regional Framework Plan; and Metro Urban Growth Management Plan.
- Zoning Map Amendments
 - Zoning Map Amendment Review Criteria (DC Sec. 10.2.770)
 - Zone change is consistent with Comp. Plan map;
 - Zone change is consistent with relevant Comp. Plan policies;
 - Site is suitable for the proposed zone;
 - Zone change is consistent with the adopted Transportation System Plan;
 - Public facilities and services are capable of supporting the uses allowed by the proposed zone; and
 - The establishment of the zone district is not subject to the meeting of conditions.

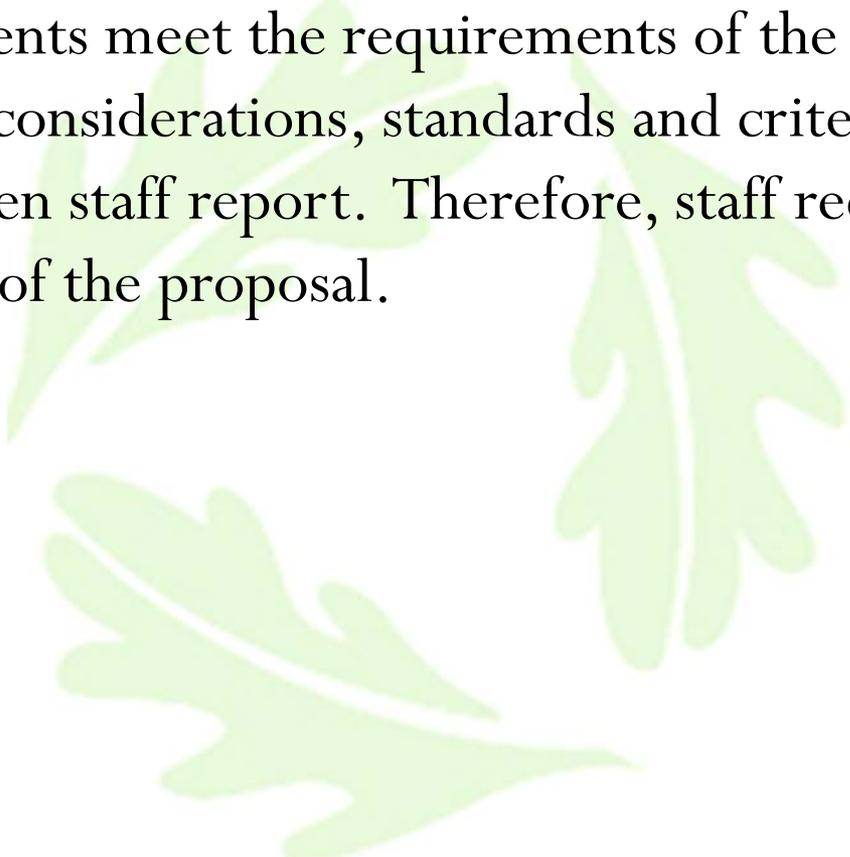
Policy Considerations

- The Comprehensive Plan establishes the policy framework for the recommended Comprehensive Plan Map and Zoning Map changes.
- The Plan includes factors for assigning zoning designations
 - These factors include slope, access, infrastructure capacity, and environmental constraints.
 - The Planning Commission decision shows the recommended map amendments the applicable land use factors for designation of both parcels as Residential Multifamily High.
- City Council has complete discretion as to whether or not the parcels should be re-designated.

Alternatives

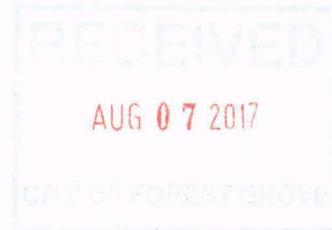
1. Accept the Planning Commission Recommendation. Approve motions adopting the following two ordinances:
 - Ordinance 1: Re-designate 2323 and 2335 Cedar Street from General Industrial (GI) on the Comprehensive Plan Map to High Density Residential (HDR).
 - Ordinance 2: Re-designate 2323 and 2335 Cedar Street from General Industrial (GI) on the Zoning Map to Residential Multi-Family High (RMH).
2. Modify the Planning Commission Recommendation. Approve motion to re-designate only 2323 Cedar Street from GI to HDR/RMH.
 - This will continue a “spot” zoning situation at 2335 Cedar Street. Staff does not recommend this approach.
3. Deny the Planning Commission Recommendations. Make no motion to adopt the ordinances to amend the Comprehensive Plan Map and Zoning Maps.
4. Continue the matter to a date certain.

Recommendation

- The proposed Comprehensive Plan Map and Zoning Map amendments meet the requirements of the applicable decision considerations, standards and criteria as described in the written staff report. Therefore, staff recommends approval of the proposal.
- 



THE END



August 7, 2017

Re: Proposed zone change for 2335 Cedar St.

I spoke to Senior Planner Daniel Riordan on July 31, 2017 after receiving his e-mail and have subsequently studied the zoning change proposal. The following are our thoughts and concerns of the proposed zone change;

1. A large industrial meter base for the City of Forest Grove drainage system is in the front yard of 2335 Cedar. In 2013 a request was made to move the meter in front of the pump wells in front of the former community garden, which was determined as not plausible. This presence of exposed meters seems more in line with General Industrial versus Residential, greatly hindering residential re-sale of the property.
2. Our long-term plans then for this property where a future stainless-steel supply/welding facility like the South adjacent property business.
3. We then spent 4 years cleaning, repairing, and updating the home on the property in the interim, then planning a temporary Adult Foster Care Home, which is operated on the North adjacent property. Washington County applications for this facility where unsuccessful as of fall 2016.
4. There is excessive parking congestion at least three times per week from Church services occasionally blocking the driveway. Both sides of the street are used for parking during the evening commute time limiting vision leaving as well as having to enter oncoming lane to enter the driveway.
5. There was no water retention area installed during paving of the parking lot on the South side. Standing water during rains is up to 3" deep at the rear of the property not conducive to Multifamily Zoning with additional pavement and roof area.
6. There is large undeveloped acreage to the North that may be better suited to Multifamily use?

Conclusion:

After considerable thought the past week, we would prefer to remain with the GI zoning when the property was purchased in 2012 being in line with our present future goals. The liabilities with RMH due to the above factors and the issues of housing surrounded by parking lots, and sporting event facilities are problematic. This being unaware of other proposals to remedy the above issues for best purpose of the site for the City of Forest Grove community benefit. We are open to further discussion, working with all parties for mutual benefit.

Kind regards,

Pacific Trust c/o Barney Ward

barney@dairyfab.com

503-819-5901



Comprehensive Plan Map and Zoning Map Amendments Staff Report and Recommendation

Community Development Department, Planning Division

REPORT DATE: July 31, 2017

HEARING DATE: August 7, 2017

LAND USE REQUEST: Proposed legislative amendments to the Comprehensive Plan Map and Zoning Map to address a spot zone situation in the 2300 block of Cedar Street.

FILE NUMBER: 311-17-000028-PLNG

FILE NAME: Cedar Street Comprehensive Plan Map and Zoning Map Amendments

PROPERTY LOCATION: 2323 and 2335 Cedar Street

OWNERS/APPLICANT(S): Applicant: City of Forest Grove
Property Owners: Jerry L. & Cheryl S. Brown, 43578 NW Purdin Rd., Pacific Trust, 2335 Cedar St., Forest Grove, OR 97116

COMPREHENSIVE PLAN AND ZONING DESIGNATIONS: Comprehensive Plan Map Designation:
General Industrial -GI

Base Zone Designation:
General Industrial - GI

HISTORIC DISTRICT Not Applicable

APPLICABLE DECISION CONSIDERATIONS, STANDARDS AND CRITERIA: Comprehensive Plan Map Amendment:
Oregon Statewide Land Use Planning Goals
Forest Grove Comprehensive Plan policies
Metro Regional Framework Plan
Metro Urban Growth Management Functional Plan

Zoning Map Amendment:
City of Forest Grove Development Code:
§10.2.770 et. seq. (Zone Change Review Criteria)

REVIEWING STAFF: Daniel Riordan, Senior Planner

RECOMMENDATION: The proposed Comprehensive Plan Map and Zoning Map amendments meet the requirements of the applicable decision considerations, standards and criteria. Therefore, staff recommends approval of the proposal.

I. LAND USE HISTORY

The subject property is located on Cedar Street just south of 24th Avenue. This area includes a mixture of land use including single family residential homes, small scale apartments, industrial uses on 23rd Avenue and property owned by Pacific University including Cannery Field and associated parking.

The subject property comprises two tax lots created by partition plat 1997-064. The lots are under separate ownership. One lot (2335 Cedar Street) is approximately 0.20 acre in area and is improved with a single family home constructed in 1938. A small detached garage is also located on this lot. The second parcel (2323 Cedar Street) is a vacant flag lot approximately 0.31 acre in area. This vacant lot is adjacent to a 50-car parking lot and the Cannery Field area owned by Pacific University.

The land use history for this area goes back to the late 1800's. The Curtis Addition subdivision along the east side of Cedar Street directly across from the subject property was created in 1894. The Curtis Subdivision to the north of the subject property was created shortly thereafter in 1906.

The 1980 Comprehensive Plan Map identified the subject property as well as the Cannery Field land owned by Pacific University as General Industrial. By 1987 a portion of the area Cannery Field area was re-designated on the Comprehensive Plan Map as Semi-Public – College. In 2002, Pacific University filed for a zone change (ZC-02-02) to re-designate a 4.25 acre portion of an 8.13 acre site from General Industrial (GI) to Multi-Family Residential (A-2). With adoption of the Development Code in 2009 the A-2 designation became the Residential Multi-Family High (RMH) zone. In 2003, the Planning Commission approved a Conditional Use Permit (CU-03-02) for the Cannery Field Athletic Complex in the A-2/RMH zone.

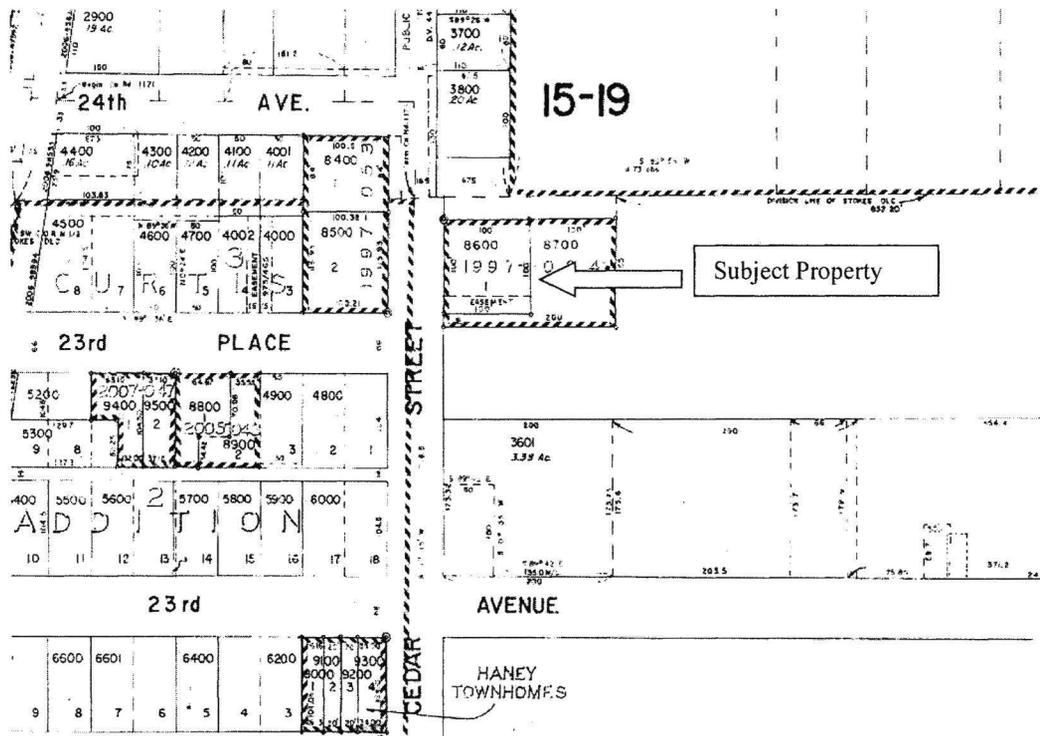
Future improvement of the Cannery Field site and other land owned by Pacific University is subject to the Pacific University Master Plan, originally adopted in 2006. The Master Plan shows Cannery Field as an opportunity site intended for services supporting the University. The Master Plan indicates the primary development objectives for this site include overflow athletics and recreational facilities, remote parking and university support services. The Plan recognizes the need to ensure future development minimizes negative impacts on adjacent residential neighborhoods by limiting development along the site's edge, planting landscape areas, and abating traffic and parking impacts. Strategies include selecting and locating plants to maintain the privacy of residential backyards, designing parking lot landscaping and lighting in concert with their residential context and adhering to City screening standards including screening maintenance facilities, storage areas and parking areas.

The land use actions affecting the Cannery Field site created a situation over time where the subject property became an isolated area of General Industrial zoning surrounded by Residential Multi-family High zoning. Essentially, the subject property became a spot zone. Two actions are before the Planning Commission to address this situation.

1. Approval of a Comprehensive Plan Map amendment to re-designate the subject property from General Industrial to High Density Residential; and
2. Approval of Zoning Map amendment to re-designate the subject property from General Industrial to Residential Multifamily High.

II. ANALYSIS

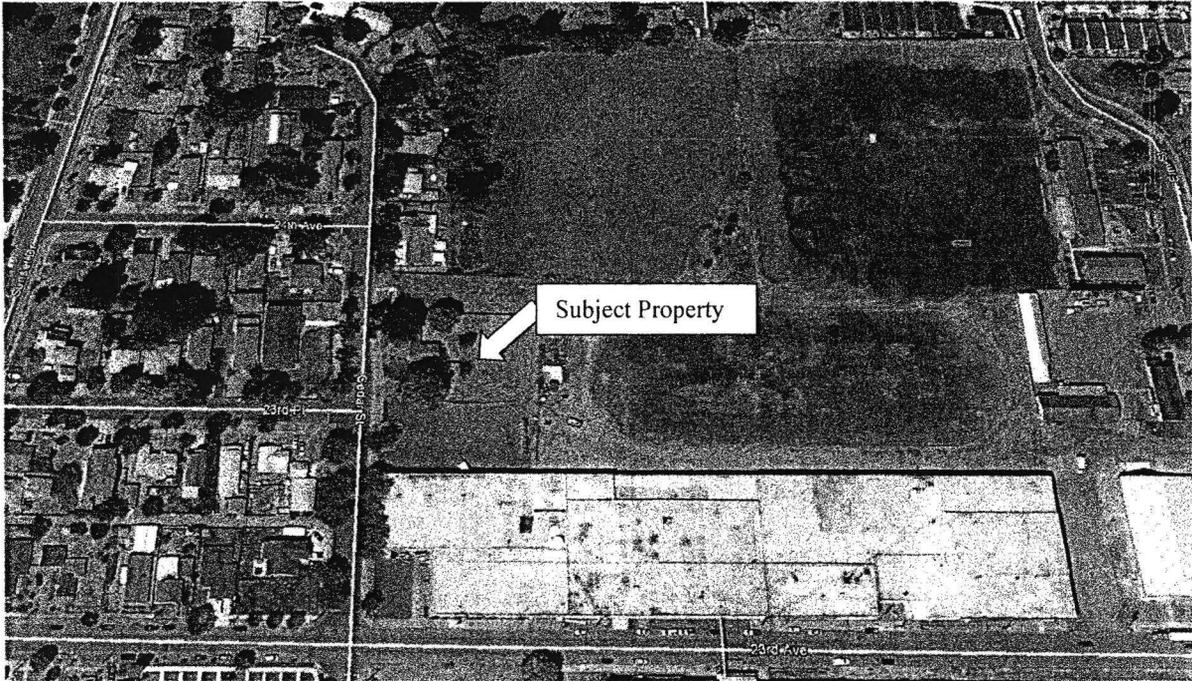
- A. **DESCRIPTION OF PROPOSAL:** The proposal is an amendment to the Comprehensive Plan Map to re-designate the subject from General Industrial to High Density Residential and an amendment to the Zoning Map to re-designate the subject property from General Industrial to High Density Residential. The map amendments would affect two lots as shown on the map below. The two lots have a combined land area of approximately ½ acre.



- B. **SITE EXAMINATION:** The aerial image below shows the subject site in relation to the surrounding area. The area west of Cedar Street is largely developed. The area located east of the subject property is used as an athletic field by Pacific University.

The subject property includes two separate tax lots. One tax lot is improved with a single family home constructed in 1938. This tax lot is about 0.2 acres in area. A detached garage also exists on the lot. The second tax lot is configured as a flag lot and is vacant. This tax lot is about 0.3 acres in area.

The area south of the subject property fronting 23rd Avenue is characterized by industrial buildings. One such building is shown on the image below.



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

The chart below shows the Comprehensive Plan Designation, Zoning District and existing land use for the subject site and surrounding area. An aerial view of the land use patterns is also provided above.

LOCATION	COMPREHENSIVE PLAN DESIGNATION	ZONE DISTRICT	LAND USE
Site	General Industrial	General Industrial	Single Family Home, Detached Garage and Vacant Lot
North	Semi-Public (Pacific University-Cannery Field)	Residential Multifamily High	Community Garden and Single Family Homes
South	Semi-Public (Pacific University-Cannery Field)	Residential Multifamily High	Surface Parking Lot, Industrial Uses
East	Semi-Public (Pacific University-Cannery Field)	Residential Multifamily High	Athletic field, vacant Land
West	High Density Residential	Residential Multifamily High	Single family and Multifamily Residential

III. REQUIRED APPROVALS AND FINDINGS

The following decision considerations apply to the proposed Comprehensive Plan Map amendment:

- Applicable Oregon Statewide Land Use Planning Goals;
- Applicable Forest Grove Comprehensive Plan policies;
- Metro Regional Framework Plan; and
- Metro Urban Growth Management Plan.

The following criteria apply to the proposed Zoning Map amendment:

- *The zone change is consistent with the Comprehensive Plan Map. When the Comprehensive Plan has more than one implementing zone as shown on the corresponding Table in Article 3, it must be shown that the proposed zone is the most appropriate taking into consideration the purpose of each zone and the zoning pattern of the surrounding land.*
- *The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.*
- *The site is suitable for the proposed zone and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed zone and its potential uses vary. The factors to be considered in determining suitability are parcel size and location.*
- *The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities, or reduce the level of service of transportation facilities below minimum acceptable level identified in the Transportation System Plan. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if it may impact transportation facilities.*
- *Public facilities and services for water supply, sanitary waste disposal, stormwater disposal, and police and fire protection are capable of supporting the uses allowed by the zone. Adequacy of services is based on the projected service demands of the site and the ability of the public services to accommodate those demands.*
- *The establishment of a zone district is not subject to the meeting of conditions.*

The applicable decision considerations and approval criteria are described more fully below. Findings are also provided below.

Oregon Statewide Land Use Planning Goals

Goal 2: Land Use: Goal 2 establishes guidelines for major revisions and minor changes to the Comprehensive Plan. Goal 2 stipulates that a minor change should be based on information that will serve as the factual basis to support the change. The public need and justification for the change should be established.

Finding for Goal 2: The proposed Comprehensive Plan amendment affects two parcels with a combined land area of approximately ½ acre. Re-designating the property from General Industrial to High Density Residential will not have a significant effect beyond the immediate area of the change and is therefore considered to be a minor amendment. This determination is based on the size of the parcels and modest number of housing units the parcels could support. If zoned for high density residential development the two parcels could accommodate as few as

four or as many as ten dwelling units provide parking and building setback requirements are met.

The public benefit of the proposed Comprehensive Plan Map and Zoning Map amendment is to promote development on the property thereby increasing the City's tax base. The property has not developed with an industrial use and is unlikely to become industrial given the relatively small size of the parcel.

Goal 10: Housing: Goal 10 specifies that each city and county must plan for and accommodate needed housing types and to plan and zone enough buildable land to meet those needs.

Finding for Goal 10: The City's Economic Opportunity Analysis shows a need for 3,900 housing units over the next twenty-years based on the Baseline Growth Scenario of 2% per year. Re-designating the subject property from General Industrial to High Density Residential will provide opportunity to meet the identified housing need. Designating the property as High Density Residential also helps the City achieve a minimum development residential density allocation for new construction of eight units per acre that the City must meet overall under the Metropolitan Housing Rule (OAR 660-007-0035).

Metro Regional Framework Plan

The Metro Regional Framework Plan establishes a land use concept for the Portland region. Under the Metro Charter and state law, cities and counties within Metro's boundaries are required to comply and be consistent with the Regional Framework Plan.

The Metro Regional Framework Plan contains policies growth management and land use planning for matters of metropolitan concern. The Metro Regional Framework Plan establishes a hierarchy of mixed-use, pedestrian friendly centers that are well connected by high capacity transit and corridors. The Framework Plan establishes Regional Centers, Town Centers, Corridors, Transit Station Communities, neighborhoods, and Industrial and Employment areas.

Finding: If approved, the proposed Comprehensive Plan Map and Zoning Map amendment will result in the re-designation of ½ acre of land from General Industrial to High Density Residential/Residential Multifamily High. The subject property is surrounded by land currently owned by Pacific University designated as High Density Residential. The amendments support the Metro Regional Framework Plan by promoting additional housing near the Town Center and a nearby employment area.

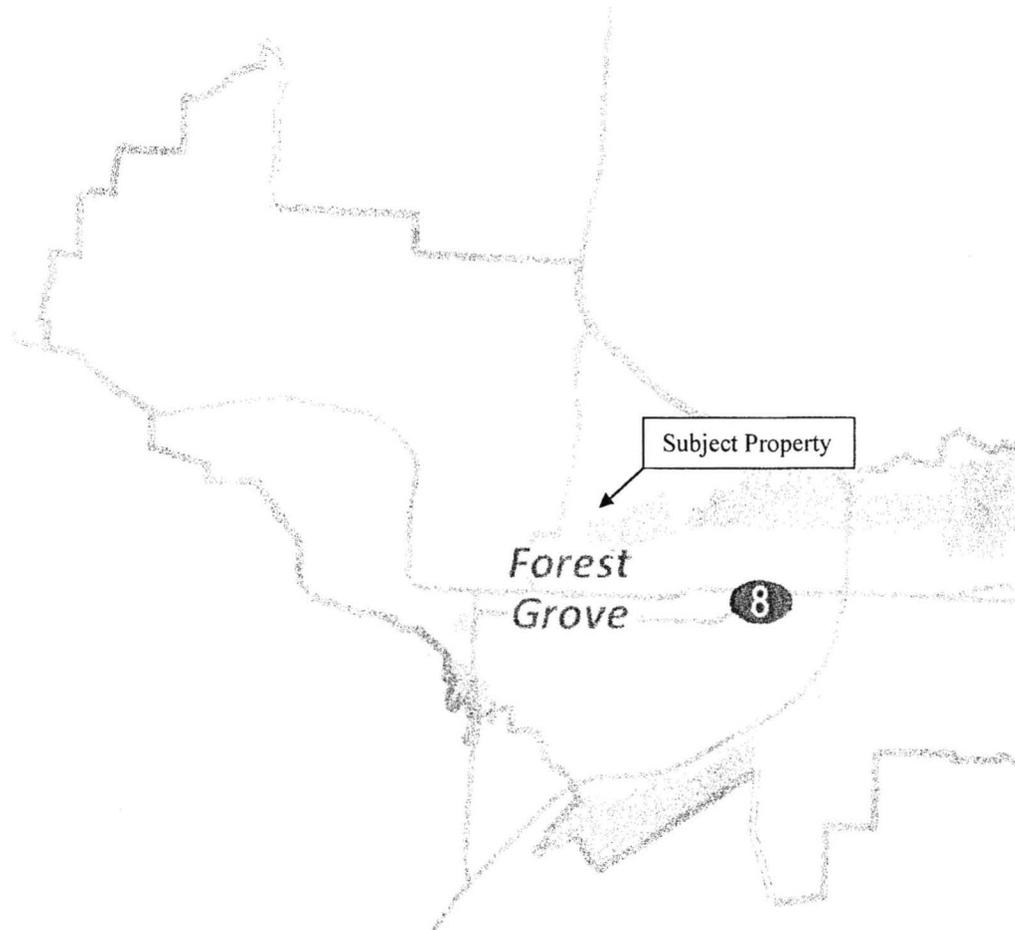
Metro Urban Growth Management Functional Plan

The Metro Urban Growth Management Functional Plan implements provisions of the Metro Regional Framework Plan including promoting a compact urban form. The following chapter of the urban Growth Management Functional Plan is applicable to the proposed Comprehensive Plan Map and Zoning Map amendment since the property is currently zone for industrial uses:

- Title 4: Industrial and Other Employment Areas

The subject property is identified as an Industrial Area on the Metro Employment and Industrial Area Map as shown below. Therefore, the provisions of Title 4 pertaining to map amendments apply to the subject property.

For context, the blue areas on the map are designated Industrial Areas and the green areas are Employment lands. The subject property (small blue square) is not connected to the Industrial Area located south of the site.



Under Urban Growth Management Function Plan §3.07.450(C), a city or county may amend its comprehensive plan or zoning map designation to allow uses in an Employment or Industrial area upon making a demonstration that:

(1) The property is not surrounded by land designated on the map as Industrial Area, Regionally Significant Industrial Area or a combination of the two;

Finding: The subject property is surrounded by land designated Residential Multifamily High on the Zoning Map. The subject property is not surrounded by land designated as Industrial Area, Regionally Significant Industrial Area or a combination of the two. Therefore, the subject property qualifies for a potential re-designation from an industrial to a non-industrial zone such as Residential Multifamily High.

(2) The amendment will not reduce the employment capacity of the city or county;

Finding: The amendment will have a negligible impact, if any, on the employment capacity of the City or County. The subject property is less than ½ acre in size, is partially developed with a single family home and does not contribute to the

employment base of the City. The subject property has been designated General Industrial since at least 1980 and the property has not converted to industrial use. Given the negligible impact to the City or County's employment capacity, the subject property qualifies for potential re-designation from General Industrial to Residential Multifamily High.

(3) If the map designates the property as Regionally Significant Industrial Area, the subject property does not have access to specialized services, such as redundant electrical power or industrial gases, and is not proximate to freight loading and unloading facilities, such as trans-shipment facilities;

Finding: The subject property is not designated as Regionally Significant Industrial Area. Since the subject property is not designated as a Regionally Significant Industrial Area the property is qualifies for potential re-designation from General Industrial to Residential Multifamily High.

(4) The amendment would not allow uses that would reduce off-peak performance on Main Roadway Routes and Roadway Connectors shown on the Regional Freight Network Map in the RTP below volume-to-capacity standards in the plan, unless mitigating action is taken that will restore performance to RTP standards within two years after approval of uses.

Finding: The subject property is located on Cedar Street and is not designated as a Main Roadway Route or Roadway Connector on the Regional Freight Network Map in the RTP. Therefore, the amendment will not allow uses that would reduce off-peak performance on Main Roadway Routes or Roadway Connectors or impact volume-to-capacity standards in the RTP. For the reason stated above, the subject property qualifies for re-designation from General Industrial to Residential Multifamily High.

(5) The amendment would not diminish the intended function of the Central City or Regional or Town Centers as the principal locations of retail, cultural and civic services in the their market areas; and

Finding: The proposed amendment will allow for residential development near the Forest Grove Town and Pacific University. The Forest Grove Comprehensive Plan encourages residential development near the Town Center to support retail activity and other uses in the Town Center. Therefore, the amendment will not diminish the intended function of the Forest Grove Town Center as a principal location of retail, cultural and civic services. For the reason stated above, the subject property qualifies for re-designation from General Industrial to Residential Multifamily High.

(6) If the map designates the property as Regionally Significant Industrial Area, the property subject to the amendment is ten acres or less; if designated Industrial Area, the property subject to the amendment is 20 acres or less; if designated Employment Area, the property subject to the amendment is 4 acres or less.

Finding: The subject property is not designated as a Regionally Significant Industrial Area. Therefore, this factor does not apply to the amendment.

3.07.450(D) A city or county may also amend its comprehensive plan or zoning regulations to change its designation of land on the Employment and Industrial Areas Map in order to allow uses not allowed by this title upon a demonstration that:

(1) The entire property is not buildable due to environmental constraints; or

Finding: The subject property is buildable and not subject to environmental constraints. This factor does not apply.

(2) The property borders land that is not designated on the map as Industrial Area or Regionally Significant Industrial Area; and

Finding: The property does not border land designated as Industrial Area or Regionally Significant Industrial Area. This factor applies to the proposed amendment and indicates the property is eligible for re-designation from General Industrial to High Density Residential.

(3) The assessed value of a building or buildings on the property, built prior to March 5, 2004, and historically occupied by uses not allowed by this title, exceeds the assessed value of land by a ratio of 1.5 to 1.

Finding: The existing single family home was constructed in 1938. Based on information from the Washington Assessment and Taxation Department, the estimated assessed value of the improvement is \$94,969. The estimated assessed value of the land for both parcels subject to the proposed Comprehensive Plan Map and Zoning Map amendment is a combined is \$89,921. The ratio of improvement value to land is 1.06 and does not exceed a ratio of 1.5 to 1. Therefore, this criterion is not a qualifying factor supporting the proposed Comprehensive Plan Map and Zoning Map amendment.

Forest Grove Comprehensive Plan Policies

The proposed amendment is consistent with Forest Grove Comprehensive Plan Housing Policy 1.2 which states: "Evaluate requests for rezoning from non-residential to residential development zones based on the following factors:

- A. Identified housing needs contained in an adopted Goal 9: Analysis;
- B. Ability to provide services in a cost-effective and efficient manner;
- C. Potential of the site to support higher density development;
- D. Site characteristics including topography; and
- E. Land use location policies of the Comprehensive Plan."

Finding for Factor A: The City's Goal 9 Economic Opportunity Analysis shows a need for an additional 3,900 dwellings under the Baseline (2% annual growth rate) scenario and 4,737 dwellings under the Medium (2.3% annual growth rate) scenario. Re-designating the property High Density Residential will help to meet this housing need.

Finding for Factor B: The subject property is located within a developed area of the City and is served by the full array of City services. An 8-inch PVC sanitary sewer line is present in the Cedar Street right-of-way adjacent to the property. There is also a 15-inch storm sewer line present on the Cedar Street right-of-way adjacent to the property. A water line is also present along Cedar Street and serves the existing single family home.

This site also located approximately one-half mile north of the Forest Grove police station and fire station.

Given the presence of existing utilities and proximity to the police department and fire station this property there is an ability to provide services in a cost-effective and efficient manner.

Finding for Factor C: The site meets the location factors for high density residential development as indicated below. However, the size of the parcels is a limiting factor. The Development Code contains a provision that exempts minimum density requirements for parcels less than ½ acre in area.

Findings for Factor D: The subject property is flat with a slope of less than 1%. Topography is not a limiting factor for development on this site. In addition, the parcels are not irregularly shaped and are configured to allow for further development.

Findings for Factor E: Land Use Location Factors – High Density Residential

Factor	Finding
Slope less than 10%.	The subject property is flat with a cross-slope of less than 1%. This factor is met.
Carrying capacity of the land given presence of wetland, soil characteristics, and infrastructure capacity.	The City's 1992 Wetland Inventory reviewed in 2011 indicates no wetlands are present on the subject property. The site is served by the full array of City services including water, storm sewer, sanitary sewer and electricity. Sufficient infrastructure capacity exists and urban development is assumed in the City's facility master plans including the Water Master Plan, Waste Water Master Plan, Storm Drainage Master Plan and Transportation System Plan.
Sites located within ¼ mile of planned or existing transit service.	The subject property is located approximately 1/3 mile north of the Pacific Avenue transit corridor and 600 feet from the GroveLink east loop route which traverses Cedar Street and University Avenue. Since the site is within 1/4 mile of a GroveLink route this factor is met.
Sites adjacent to existing or planned parks open space.	The site is adjacent to the Cannery Filed open space area owned by Pacific University. Cannery field is approximately 15.6 acres in area. Although Cannery Field is not a designated park it provides open space type amenities. The subject property is located approximately 700 east of Lincoln Park. Since this property is near open space the intent of this factor is met.
Sites within ¼ mile of designated employment areas.	The subject property is within one block of the 23 rd Avenue industrial area located south of the site. This factor is met.
Constructed with single family residential development if approved through planned residential development process.	No planned development is proposed. Therefore, this factor is not applicable.
Creation of nodes to facilitate transit extension.	This location is not part of a node intended to support transit service. Therefore, this factor is not applicable

Zoning Map Amendments Review Criteria (DC §10.2.770):

A. The zone change is consistent with the Comprehensive Plan Map. When the Comprehensive Plan has more than one implementing zone as shown on the corresponding Table in Article 3, it must be shown that the proposed zone is the most appropriate taking into consideration the purpose of each zone and the zoning pattern of the surrounding land.

Finding: This proposal includes a concurrent Comprehensive Plan amendment.

B. The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.

Finding: The proposed amendment is consistent with Forest Grove Comprehensive Plan Housing Policy 1.2 which states: "Evaluate requests for rezoning from non-residential to residential development zones based on the following factors:

- A. Identified housing needs contained in an adopted Goal 9: Analysis;
- B. Ability to provide services in a cost-effective and efficient manner;
- C. Potential of the site to support higher density development;
- D. Site characteristics including topography; and
- E. Land use location policies of the Comprehensive Plan."

Findings pertaining to consistency with the applicable Comprehensive Plan policies are provided above in the previous section addressing the Comprehensive Plan policies and land use location factors.

C. The site is suitable for the proposed zone and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed zone and its potential uses vary. The factors to be considered in determining suitability are parcel size and location.

Finding: The proposed site is suitable for the proposed zone as indicated by the findings for the land use location criteria described above for Factor E. The subject area is partially improved with a residential dwelling. The adjacent vacant lot is configured as a flag lot. This configuration lends itself to residential development.

D. The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities, or reduce the level of service of transportation facilities below minimum acceptable level identified in the Transportation System Plan. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if it may impact transportation facilities.

Finding: The proposed zone change is consistent with the adopted Transportation System Plan since development allowed by the proposed Residential Multifamily High zone will not substantially impact the operation of the Cedar Street. Cedar Street is local road serving predominantly residential uses and Pacific University. The area to the east,

west and north of the site is currently zoned Residential Multifamily High. The Transportation System Plan assumes multifamily development in this area and the addition of ½ acre of multifamily zoned land should not significantly increase traffic volumes assumed in the Transportation System Plan for this area.

E. Public facilities and services for water supply, sanitary waste disposal, stormwater disposal, and police and fire protection are capable of supporting the uses allowed by the zone. Adequacy of services is based on the projected service demands of the site and the ability of the public services to accommodate those demands.

Finding: The subject property is located within a developed area of the City and is served by the full array of City services. An 8-inch PVC sanitary sewer line is present in the Cedar Street right-of-way adjacent to the property. There is also a 15-inch storm sewer line present on the Cedar Street right-of-way adjacent to the property. A water line is also present along Cedar Street and serves the existing single family home.

This site also located approximately one-half mile north of the Forest Grove police station and fire station.

City services are capable of supporting the modest number of dwellings that would be allowed by the Residential Multifamily High zone on this ½ acre site if re-designated from General Industrial. The City's facility master plans including the Water System Master Plan, Wastewater Master Plan, and Storm Drainage Master Plan all assume multifamily residential development in the immediate area near the subject property.

F. The establishment of a zone district is not subject to the meeting of conditions.

Finding: No conditions are proposed for this zone change.

IV. ALTERNATIVES

The Planning Commission has the following alternatives:

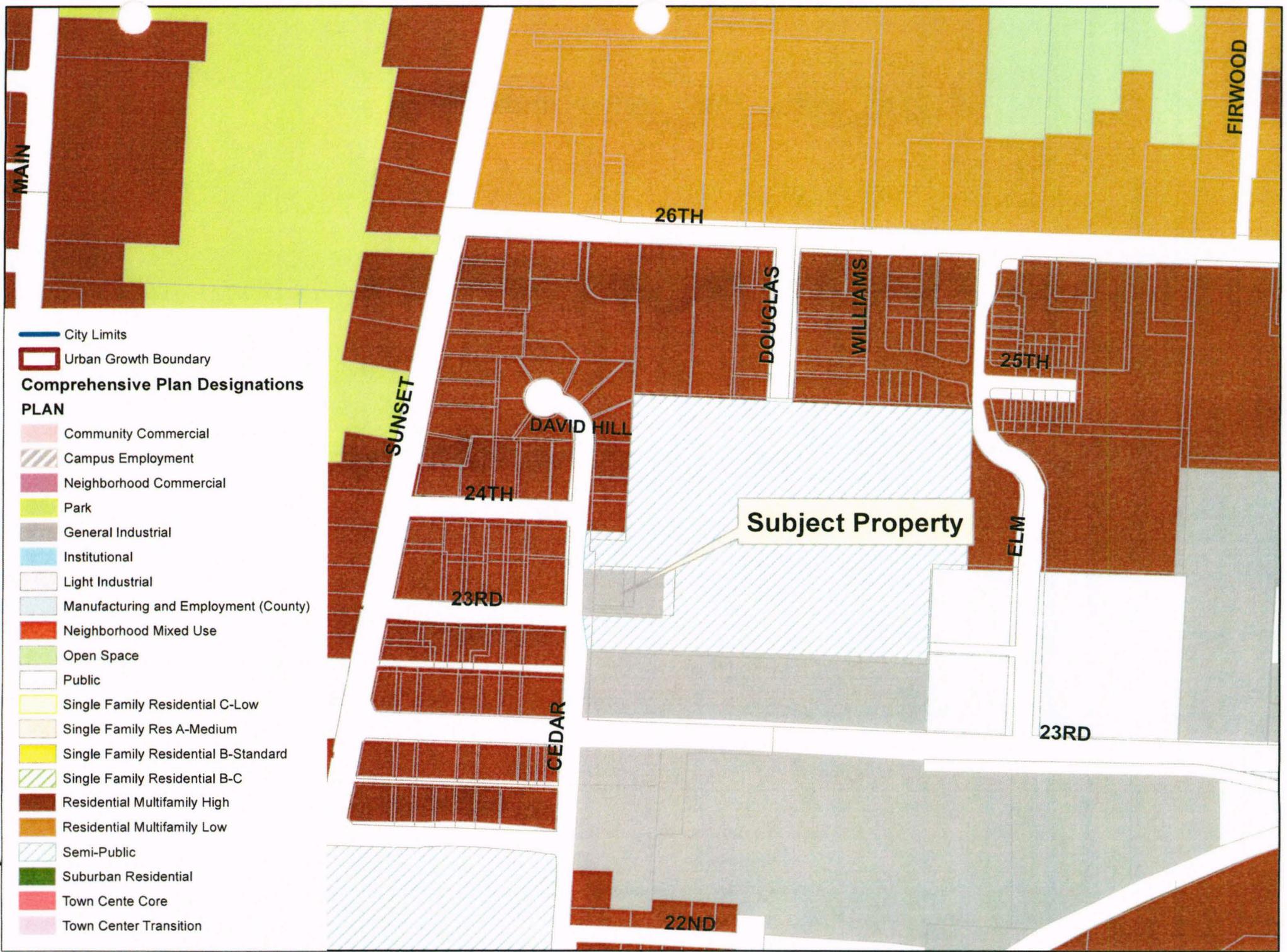
1. Approve the proposed Comprehensive Plan Map and Zoning Map amendments;
2. Deny the proposed Comprehensive Plan Map and Zoning Map amendments stating reasons for doing so;
3. Continue the matter to a date certain for further consideration.

V. SUMMARY AND RECOMMENDATION

The proposed Comprehensive Plan Map and Zoning Map amendments meet the requirements of the applicable decision considerations, standards and criteria as described in this report. Therefore, staff recommends approval of the proposal.

VI. EXHIBITS

- | | |
|------------------|------------------------|
| Exhibit A | Comprehensive Plan Map |
| Exhibit B | Zoning Map |
| Exhibit C | Legal Notice |



City Limits

Urban Growth Boundary

Comprehensive Plan Designations

PLAN

- Community Commercial
- Campus Employment
- Neighborhood Commercial
- Park
- General Industrial
- Institutional
- Light Industrial
- Manufacturing and Employment (County)
- Neighborhood Mixed Use
- Open Space
- Public
- Single Family Residential C-Low
- Single Family Res A-Medium
- Single Family Residential B-Standard
- Single Family Residential B-C
- Residential Multifamily High
- Residential Multifamily Low
- Semi-Public
- Suburban Residential
- Town Cente Core
- Town Center Transition

Subject Property

MAIN

SUNSET

DAVID HILL

24TH

23RD

CEDAR

26TH

DOUGLAS

WILLIAMS

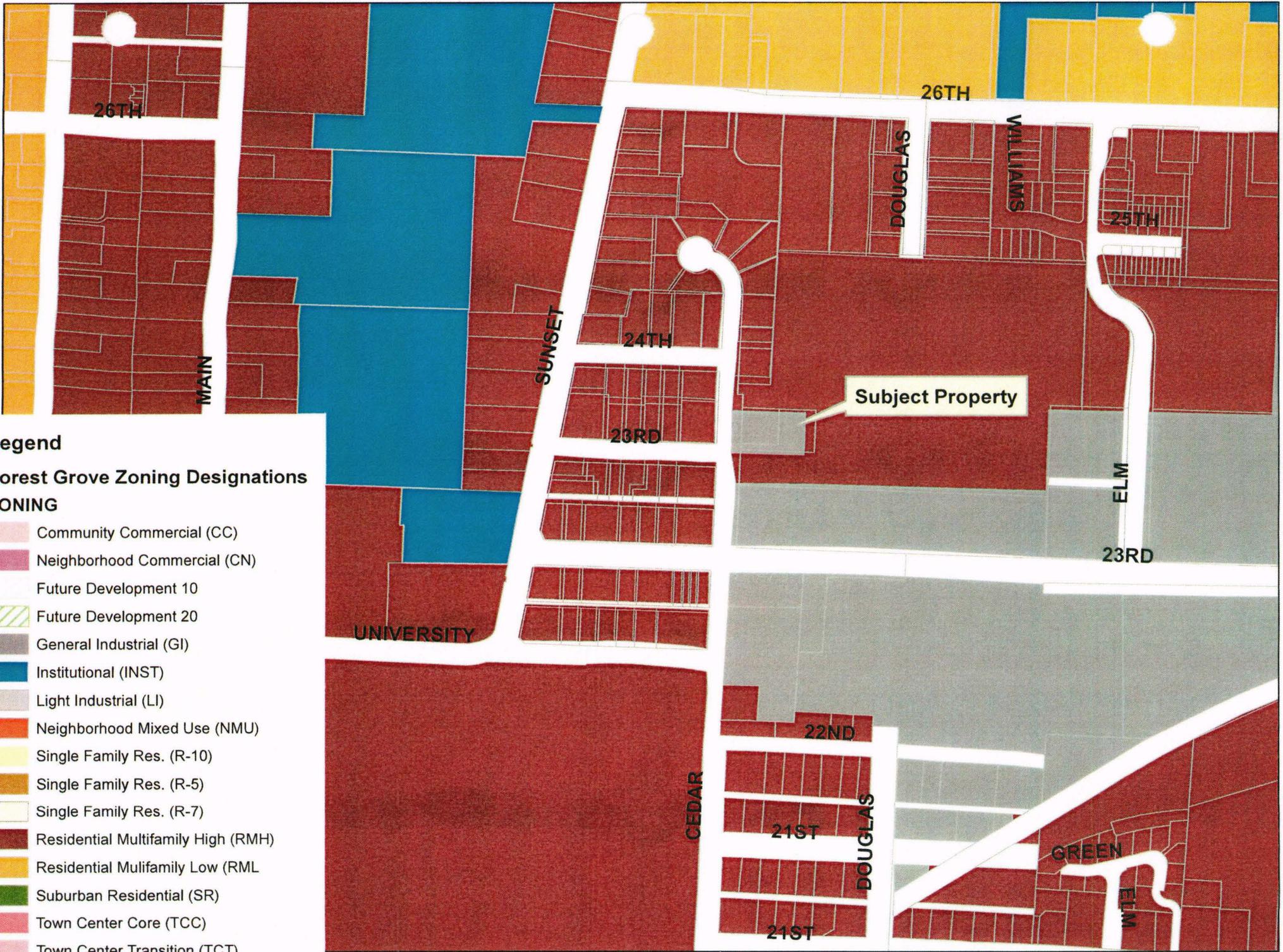
25TH

ELM

23RD

FIRWOOD

22ND



26TH

26TH

MAIN

DOUGLAS

WILLIAMS

25TH

SUNSET

24TH

Subject Property

23RD

ELM

23RD

UNIVERSITY

CEDAR

22ND

DOUGLAS

21ST

GREEN

21ST

ELM

**NOTICE OF PUBLIC HEARING
FOREST GROVE PLANNING COMMISSION
PROPOSED LEGISLATIVE AMENDMENTS TO THE FOREST GROVE
COMPREHENSIVE PLAN MAP AND ZONING MAP**

NOTICE IS HEREBY GIVEN that the Forest Grove Planning Commission will hold a Public Hearing on **Monday, August 7, 2017, at 7:00 p.m.** or thereafter, in the Community Auditorium, 1915 Main Street, Forest Grove, to review the following proposal:

PROPOSAL: Legislative amendments the Forest Grove Comprehensive Plan Map and Zoning Map to re-designate two parcels from General Industrial to High Density Residential/Residential Multifamily High.

Location: 2323 and 2335 Cedar Street
Washington County Tax Lots 1N331CA08600 & 1N331CA08700

Applicant: City of Forest Grove

File Number: 311-17-000028-PLNG

The Planning Commission will consider the proposal and make a recommendation for City Council consideration based on the following decision considerations, standards and criteria:

Comprehensive Plan Map Amendments:

- Consistency with applicable Comprehensive Plan policies; Metro Regional Framework Plan, Metro Urban Growth Management Functional Plan; and Oregon Statewide Land Use Planning Goals.

Zoning Map Amendments

- The zone map amendment is consistent with the Comprehensive Plan Map.
- The zone change is consistent with relevant goals and policies of the Comprehensive Plan as identified by the Community Development Director.
- The site is suitable for the proposed zone.
- The zone change is consistent with the adopted Transportation System Plan.
- Public facilities and services for water supply, sanitary waste disposal, storm water disposal and police and fire protection are capable of supporting uses allowed by the zone.
- The establishment of a zone district is not subject to the meeting of conditions.

At this time and place, all persons will be given reasonable opportunity to give testimony about the proposal. If an issue is not raised in the hearing (in person or by letter) or if the issue is not explained in sufficient detail to allow the Planning Commission to respond to that issue, then that issue cannot be used as the basis for an appeal to the Land Use Board of Appeals.

If additional documents or evidence is provided in support of the application, any party shall be entitled to a continuance of the hearing. Unless there is a continuance, if a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven (7) days after the hearing. A copy of the staff report will be available for inspection seven days prior to the hearing; copies will be available at cost. Written comments or testimony may be submitted at the hearing, mailed, or e-mailed to Senior Planner Daniel Riordan, Community Development Department, 1924 Council Street, 503-992-3226, 9 am - 5 pm, driordan@forestgrove-or.gov.

Anna D. Ruggles, CMC, City Recorder

To be published: Wednesday, August 2, 2017



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 E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Washington, SS I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of the **Forest Grove News-Times**, a newspaper of general circulation, published at Forest Grove, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

City of Forest Grove
Notice of Public Hearing – File #311-17-000028-PLNG
FGNT15915691

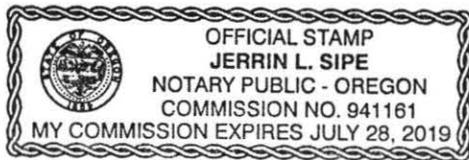
a copy of which is hereto attached, was published in the entire issue of said newspaper for

1
 week in the following issue:
September 6, 2017

Charlotte Allsop
 Charlotte Allsop, Accounting Manager

Subscribed and sworn to before me this September 6, 2017.

Jerrin L. Sipe
 NOTARY PUBLIC FOR OREGON



Acct #298024
 PO #: 20165070
Attn: Anna Ruggles
 City of Forest Grove
 PO Box 326
 Forest Grove, OR 97116
 Size: 2 x 11.26"
 Amount Due: \$215.05*
 *Please remit to the above address.

**NOTICE OF PUBLIC HEARING
 FOREST GROVE CITY COUNCIL**

NOTICE IS HEREBY GIVEN that the Forest Grove City Council will hold Public Hearings on **Monday, September 11, 2017**, and continue hearings to **Monday, September 25, 2017**, at **7:00 p.m.** or thereafter, in the Community Auditorium, 1915 Main Street, Forest Grove, to review the following proposal:

PROPOSAL: The Forest Grove Planning Commission recommendation that City Council adopt ordinances making legislative amendments the Forest Grove Comprehensive Plan Map and Zoning Map to re-designate two parcels from General Industrial to High Density Residential/Residential Multifamily High.

LOCATION: 2323 and 2335 Cedar Street Washington County Tax Lots 1N331CA08600 & 1N331CA08700

APPLICANT: City of Forest Grove

FILE NUMBER: 311-17-000028-PLNG

The City Council will consider the Planning Commission's recommendations and make a decision based on the following criteria:

Comprehensive Plan Map Amendments (Forest Grove Comprehensive Plan):

- Consistency with applicable Comprehensive Plan policies; Metro Regional Framework Plan, Metro Urban Growth Management Functional Plan; and Oregon Statewide Land Use Planning Goals.

Zoning Map Amendments (Forest Grove Development Code §10.2.770)

- The zone map amendment is consistent with the Comprehensive Plan Map.
- The zone change is consistent with relevant goals and policies of the Comprehensive Plan as identified by the Community Development Director.
- The site is suitable for the proposed zone.
- The zone change is consistent with the adopted Transportation System Plan.
- Public facilities and services for water supply, sanitary waste disposal, storm water disposal and police and fire protection are capable of supporting uses allowed by the zone.
- The establishment of a zone district is not subject to the meeting of conditions.

If an issue is not raised in the hearing (by person or letter) or if the issue is not explained in sufficient detail to allow the City Council to respond to the issue then that issue cannot be used as the basis for an appeal to the Land Use Board of Appeals (LUBA). If additional documents or evidence are provided regarding the application any person shall be entitled to a continuance of the hearing. Information pertaining to this request may be obtained from Acting Community Development Director, Daniel Riordan, Community Development Department, 1924 Council Street, (503) 992-3226 or driordan@forestgrove-or.gov.

A copy of the staff report is available for inspection prior to the hearing at the City Recorder's Office or by visiting the

Date: **SEPTEMBER 11, 2017**

Agenda Item: **7. A. & 7. B.**

Subject: **7. A. PUBLIC HEARING AND FIRST READING OF ORDINANCE NO. 2017-10 ADOPTING LEGISLATIVE COMPREHENSIVE PLAN MAP AMENDMENT, 2323 AND 2335 CEDAR STREET (WASHINGTON COUNTY TAX LOT NOS. 1N331CA08600 AND 1N331CA08700); FILE NO. 311-17-000028-PLNG**

7. B. PUBLIC HEARING AND FIRST READING OF ORDINANCE NO. 2017-11 ADOPTING LEGISLATIVE ZONING MAP AMENDMENT, 2323 AND 2335 CEDAR STREET (WASHINGTON COUNTY TAX LOT NOS. 1N331CA08600 AND 1N331CA08700); FILE NO. 311-17-000028-PLNG

CITY COUNCIL MEETING

Request to Testify at Public Hearing

Public Hearings – Public hearings are held on each matter required by state law or City policy. Anyone wishing to testify should sign-in for the Public Hearing prior to the meeting. The Mayor or presiding officer will review the complete hearing instructions prior to testimony. The Mayor or presiding officer will call the individual or group by the name given on the sign-in form. When addressing the Mayor and Council, please move to the witness table (center front of the room). Each person should speak clearly into the microphone and must state their first and last name and provided a mailing address for the record. All testimony is electronically recorded. In the interest of time, Public Hearing testimony is limited to three minutes unless the Mayor or presiding officer grants an extension. Written or oral testimony is heard prior to any Council action.

Please sign-in below to testify.

PROPONENTS: *(Please print legibly)*

First & Last Name:

Address:

City, State & Zip Code:

OPPONENTS: *(Please print legibly)*

First & Last Name:

Address:

City, State & Zip Code:

OTHERS: *(Please print legibly)*

First & Last Name:

Address:

City, State & Zip Code:

FIRST READING:

ORDINANCE NO. 2017-10

**ADOPTING LEGISLATIVE COMPREHENSIVE PLAN MAP AMENDMENT
2323 AND 2335 CEDAR STREET
WASHINGTON COUNTY TAX LOTS 1N331CA08600 AND 1N331CA08700
FILE NUMBER 311-17-000028-PLNG**

WHEREAS, the Planning Commission held a work session on June 5, 2017, to discuss re-designating 2323 Cedar Street and 2335 Cedar Street from General Industrial (GI) on the Comprehensive Plan Map to High Density Residential (HDR) as shown on Exhibit A; and

WHEREAS, as a result of the Work Session the Planning Commission initiated a legislative amendment to the Comprehensive Plan Map as authorized by Development Code §10.1. 210 (C); and

WHEREAS, the Planning Commission held a Public Hearing on this matter on August 7, 2017; and

WHEREAS, a staff report addressing the applicable review criteria was published on July 31, 2017, and is hereby incorporated by reference; and

WHEREAS, notice of the Planning Commission's Public Hearing was published in the *Forest Grove News-Times* on August 2, 2017, as required by Development Code §10.1.715; and

WHEREAS, notice of the Planning Commission's Public Hearing was mailed to property owners and residents within 300 feet of the subject property as required by Development Code §10.1.715; and

WHEREAS, the Planning Commission unanimously approved a motion on August 7, 2017, to recommend that City Council approve the re-designation of 2323 and 2335 Cedar Street from General Industrial (GI) to High Density Residential (HDR) on the Comprehensive Plan Map; and

WHEREAS, the findings and facts supporting the Planning Commission's recommendation are contained in Planning Commission Findings and Decision Number 2017-03 signed by the Planning Commission Chair on August 10, 2017 and incorporated herein; and

WHEREAS, the City Council held a Public Hearing on the Planning Commission's recommendation on September 11, 2017, and continued the public hearing to September 25, 2017; and

WHEREAS, notice of the City Council Public Hearings was published in the *Forest Grove News-Times* on September 6, 2017; and

NOW THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1: The City Council hereby adopts the amendment to re-designate 2323 and 2335 Cedar Street from General Industrial (GI) to High Density Residential (HDR) on the Comprehensive Plan Map (Exhibit A).

Section 2: This ordinance is effective 30 days following its enactment by the City Council.

PRESENTED AND PASSED the first reading this 11th day of September 2017.

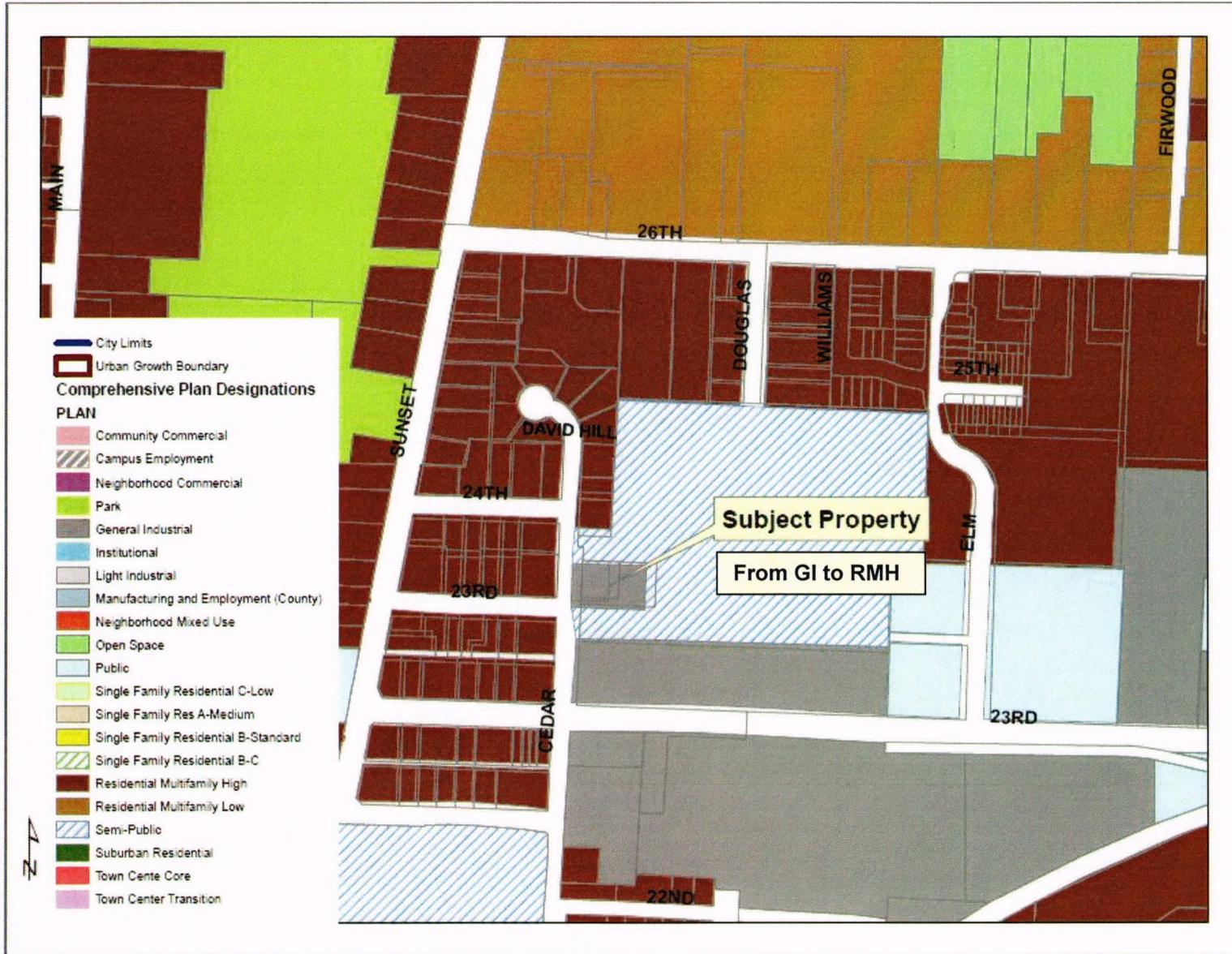
PASSED the second reading this 25th day of September 2017.

Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 25th day of September 2017.

Peter B. Truax, Mayor

EXHIBIT A



**Planning Commission Findings and Decision Number 2017-13 to
Recommend Approval of Legislative Comprehensive Plan Map and Zoning Map
Amendments to Change the designation of 2323 and 2335 Cedar Street from General
Industrial to High Density Residential/Residential Multifamily High**

File No. 311-17-000028-PLNG

WHEREAS, property located at 2323 and 2335 Cedar Street (Washington County Tax Lots 1N331CA08600 AND 1N331CA08700) are designated as General Industrial on the Forest Grove Comprehensive Plan Map and Zoning Map; and

WHEREAS, the area surrounding the subject property is currently zoned Residential Multiple Family High on the Zoning Map; and

WHEREAS, the owner of 2323 Cedar Street seeks re-designation of 2323 Cedar Street from General Industrial to High Density Residential on the Comprehensive Plan Map and Residential Multifamily High (RMH) on the Zoning Map; and

WHEREAS, the City desires to designate both 2323 and 2335 Cedar Street from General Industrial to High Density Residential on the Comprehensive Plan Map and Residential Multifamily High on the Zoning Map to correct a spot zoning situation; and

WHEREAS, the Planning Commission initiated the proposed legislative amendments to the Comprehensive Plan Map and Zoning Map as authorized under Development Code §10.1.210(C); and

WHEREAS, the notice of the proposed Comprehensive Plan Map and Zoning Map amendments were sent to the Department of Land Conservation and Development on June 30, 2017 and revised on July 18, 2017; and

WHEREAS, the notice of this request was sent to property owners and residents within 300 feet of the subject properties on July 18, 2017; and

WHEREAS, the notice of this request was published in the *News Times* on August 2, 2017, as required by Development Code §10.1.710; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on the proposed Comprehensive Plan Map and Zoning Map amendments on August 7, 2017.

Now therefore, the City of Forest Grove Planning Commission does hereby recommend City Council amend the Forest Grove Comprehensive Plan Map and Zoning Map to re-designate 2323 and 2335 Cedar Street (Washington County Tax Lots 1N331CA08600 and 1N331CA08700) from General Industrial to High Density Residential on the Comprehensive Plan Map and Residential Multifamily High (RMH) on the Zoning Map, making the following specific findings in support of the applicable decision considerations and criteria:

Oregon Statewide Land Use Planning Goals

Goal 2: Land Use: Goal 2 establishes guidelines for major revisions and minor changes to the Comprehensive Plan. Goal 2 stipulates that a minor change should be based on information that will serve as the factual basis to support the change. The public need and justification for the change should be established.

Finding: The proposed Comprehensive Plan amendment affects two parcels with a combined land area of approximately ½ acre. Tax lot 1N331CA08600 located at 2335 Cedar Street is approximately 0.23 acres and Tax lot 1N331CA0870 located at 2323 Cedar Street is approximately 0.31 acres in area. Re-designating approximately ½ acre of land from General Industrial to High Density Residential will not have a significant effect beyond the immediate area of the change and is therefore classified as a minor amendment. This determination is based on the size of the affected area and modest number of housing units the parcels could support. If zoned for high density residential development the two parcels could accommodate as few as four or as many as ten dwelling units provided parking and building setback requirements are met.

The public benefit of the proposed Comprehensive Plan Map and Zoning Map amendment is to promote development on the property thereby increasing the City's tax base. Tax lot 1N331CA08600 is developed with a single family home and an accessory structure. Tax lot 1N31CA08700 is vacant and is developable. The parcels are of sufficient size for small scale industrial uses such as industrial services (machine shop, repair shop, janitorial or contractors) or residential development. The City's Economic Opportunity Analysis (2009) indicates there is an oversupply of 21 acres for small industrial sites in the City while there is strong demand for residential development as indicated below.

Goal 10: Housing: Goal 10 specifies that each city and county must plan for and accommodate needed housing types and to plan and zone enough buildable land to meet those needs.

Finding: The City's Economic Opportunity Analysis shows a need for 3,900 housing units over the next twenty-years based on the Baseline Growth Scenario of 2% per year. Re-designating the subject property from General Industrial to High Density Residential will provide opportunity to meet the identified housing need. The City's Residential Multifamily High zone allows for a density ranging from a minimum 9.6 units per net acre to a maximum of 13.8 units per net acre. With this density range, designating the property as High Density Residential/Residential Multifamily High helps the City achieve the required minimum residential density of eight units per acre for new residential construction as stipulated by the Metropolitan Housing Rule (OAR 660-007-0035).

Metro Regional Framework Plan

The Metro Regional Framework Plan establishes a land use concept for the Portland region. Under the Metro Charter and state law, cities and counties within Metro's boundaries are required to comply and be consistent with the Regional Framework Plan.

The Metro Regional Framework Plan contains policies for growth management and land use planning for matters of metropolitan concern. The Metro Regional Framework Plan establishes a hierarchy of mixed-use, pedestrian friendly centers that are well connected by high capacity transit and corridors. The Framework Plan establishes Regional Centers, Town Centers, Corridors, Transit Station Communities, neighborhoods, and Industrial and Employment areas.

Finding: If approved, the proposed Comprehensive Plan Map and Zoning Map amendment will result in the re-designation of ½ acre of land from General Industrial to High Density Residential/Residential Multifamily High. The subject property is surrounded by land currently owned by Pacific University designated as High Density Residential. The amendments support the Metro Regional Framework Plan by promoting additional housing near the Town Center and a nearby employment area.

Metro Urban Growth Management Functional Plan

The Metro Urban Growth Management Functional Plan implements provisions of the Metro Regional Framework Plan including promoting a compact urban form. The following chapter of the urban Growth Management Functional Plan is applicable to the proposed Comprehensive Plan Map and Zoning Map amendments since the property is currently zoned for industrial uses:

- Title 4: Industrial and Other Employment Areas

The subject property is identified as an Industrial Area on the Metro Employment and Industrial Area Map. Therefore, the provisions of Title 4 pertaining to map amendments apply to the subject property.

Under Urban Growth Management Function Plan §3.07.450(C), a city or county may amend its comprehensive plan or zoning map designation to allow uses in an Employment or Industrial area upon making a demonstration that:

(1) The property is not surrounded by land designated on the Metro Employment and Industrial Area Map as Industrial Area, Regionally Significant Industrial Area or a combination of the two;

Finding: The subject property is surrounded by land designated Residential Multifamily High on the Zoning Map. The subject property is not surrounded by land designated as Industrial Area, Regionally Significant Industrial Area or a combination of the two. Therefore, the subject property qualifies for re-designation from an industrial to a non-industrial zone such as Residential Multifamily High.

(2) The amendment will not reduce the employment capacity of the city or county;

Finding: The amendment will have a negligible impact, if any, on the employment capacity of the City or County. The affected area is less than ½ acre in size, is partially developed with a single family home and does not currently contribute to the employment base of the City. The subject property has been designated General Industrial since at least 1980 and the property has not converted to industrial use. Given the negligible impact to the City or County's employment capacity, the subject property qualifies for potential re-designation from General Industrial to Residential Multifamily High.

(3) If the Metro Title 4 map designates the property as Regionally Significant Industrial Area, the subject property does not have access to specialized services, such as redundant electrical power or industrial gases, and is not proximate to freight loading and unloading facilities, such as trans-shipment facilities;

Finding: The subject property is not designated as Regionally Significant Industrial Area. Since the subject property is not designated as a Regionally Significant Industrial Area this factor does not apply.

(4) The amendment would not allow uses that would reduce off-peak performance on Main Roadway Routes and Roadway Connectors shown on the Regional Freight Network Map in the Regional Transportation Plan (RTP) below volume-to-capacity standards in the plan, unless mitigating action is taken that will restore performance to RTP standards within two years after approval of uses.

Finding: The subject property is located on Cedar Street and Cedar Street is not designated as a Main Roadway Route or Roadway Connector on the Regional Freight Network Map in the RTP. Therefore, the amendment will not allow uses that would reduce off-peak performance on Main Roadway Routes or Roadway Connectors or impact volume-to-capacity standards in the RTP. For the reason stated above, the subject property qualifies for re-designation from General Industrial to Residential Multifamily High.

(5) The amendment would not diminish the intended function of the Central City or Regional or Town Centers as the principal locations of retail, cultural and civic services in the their market areas;

Finding: The proposed amendment will allow for residential development near the Forest Grove Town Center and Pacific University. The Forest Grove Comprehensive Plan encourages residential development near the Town Center to support retail activity and other uses in the Town Center. Therefore, the amendment will not diminish the intended function of the Forest Grove Town Center as a principal location of retail, cultural and civic services. For the reason stated above, the subject property qualifies for re-designation from General Industrial to Residential Multifamily High.

(6) If the map designates the property as Regionally Significant Industrial Area, the property subject to the amendment is ten acres or less; if designated Industrial Area, the property subject to the amendment is 20 acres or less; if designated Employment Area, the property subject to the amendment is 4 acres or less.

Finding: The subject property is not designated as a Regionally Significant Industrial Area. Therefore, this factor does not apply to the Comprehensive Plan Map and Zoning Map amendment.

Under Metro Urban Growth Management Functional Plan §3.07.450(D) a city or county may also amend its comprehensive plan or zoning regulations to change its designation of land on the Employment and Industrial Areas Map in order to allow uses not allowed by this title upon a demonstration that:

(1) The entire property is not buildable due to environmental constraints; or

Finding: The subject property is buildable and not subject to environmental constraints. This factor does not apply.

(2) The property borders land that is not designated on the map as Industrial Area or Regionally Significant Industrial Area;

Finding: The property does not border land designated as Industrial Area or Regionally Significant Industrial Area. This factor applies to the proposed amendment and indicates the property is eligible for re-designation from General Industrial to High Density Residential.

(3) The assessed value of a building or buildings on the property, built prior to March 5, 2004, and historically occupied by uses not allowed by this title, exceeds the assessed value of land by a ratio of 1.5 to 1.

Finding: The existing single family home was constructed in 1938. Based on information from the Washington Assessment and Taxation Department, the estimated assessed value of the improvement is \$94,969. The estimated assessed value of the

land for both parcels subject to the proposed Comprehensive Plan Map and Zoning Map amendment is a combined is \$89,921. The ratio of improvement value to land is 1.06 and does not exceed a ratio of 1.5 to 1. Therefore, this criterion is not a qualifying factor supporting the proposed Comprehensive Plan Map and Zoning Map amendment.

Forest Grove Comprehensive Plan Policies

The proposed amendment is consistent with Forest Grove Comprehensive Plan Housing Policy 1.2 which states: "Evaluate requests for rezoning from non-residential to residential development zones based on the following factors:

- A. Identified housing needs contained in an adopted Goal 9: Analysis;
- B. Ability to provide services in a cost-effective and efficient manner;
- C. Potential of the site to support higher density development;
- D. Site characteristics including topography; and
- E. Land use location policies of the Comprehensive Plan."

Finding for Factor A: The City's Goal 9 Economic Opportunity Analysis shows a need for an additional 3,900 dwellings under the Baseline (2% annual growth rate) scenario and 4,737 dwellings under the Medium (2.3% annual growth rate) scenario. Re-designating the property High Density Residential will help to meet this housing need.

Finding for Factor B: The subject property is located within a developed area of the City and is served by the full array of City services. An 8-inch PVC sanitary sewer line is present in the Cedar Street right-of-way adjacent to the property. There is also a 15-inch storm sewer line present on the Cedar Street right-of-way adjacent to the property. A water line is also present along Cedar Street and serves the existing single family home.

This site also located approximately one-half mile north of the Forest Grove police station and fire station.

Given the presence of existing utilities and proximity to the police department and fire station this property there is an ability to provide services in a cost-effective and efficient manner.

Finding for Factor C: The site meets the location factors for high density residential development as indicated below. However, the size of the parcels is a limiting factor. The Development Code contains a provision that exempts minimum density requirements for parcels less than ½ acre in area.

Findings for Factor D: The subject property is flat with a slope of less than 1%. Topography is not a limiting factor for development on this site. In addition, the parcels are not irregularly shaped and are configured to allow for further development.

Findings for Factor E: Land Use Location Factors – High Density Residential

Factor	Finding
Slope less than 10%.	The subject property is flat with a cross-slope of less than 1%. This factor is met.

<p>Carrying capacity of the land given presence of wetland, soil characteristics, and infrastructure capacity.</p>	<p>The City's 1992 Wetland Inventory reviewed in 2011 indicates no wetlands are present on the subject property.</p> <p>The site is served by the full array of City services including water, storm sewer, sanitary sewer and electricity. Sufficient infrastructure capacity exists and urban development is assumed in the City's facility master plans including the Water Master Plan, Waste Water Master Plan, Storm Drainage Master Plan and Transportation System Plan.</p>
<p>Sites located within ¼ mile of planned or existing transit service.</p>	<p>The subject property is located approximately 1/3 mile north of the Pacific Avenue transit corridor and 600 feet from the GroveLink east loop route which traverses Cedar Street and University Avenue. Since the site is within 1/4 mile of a GroveLink route this factor is met.</p>
<p>Sites adjacent to existing or planned parks open space.</p>	<p>The site is adjacent to the Cannery Filed open space area owned by Pacific University. Cannery field is approximately 15.6 acres in area. Although Cannery Field is not a designated park it provides open space type amenities. The subject property is located approximately 700 east of Lincoln Park. Since this property is near open space the intent of this factor is met.</p>
<p>Sites within ¼ mile of designated employment areas.</p>	<p>The subject property is within one block of the 23rd Avenue industrial area located south of the site. This factor is met.</p>
<p>Constructed with single family residential development if approved through planned residential development process.</p>	<p>No planned development is proposed. Therefore, this factor is not applicable.</p>
<p>Creation of nodes to facilitate transit extension.</p>	<p>This location is not part of a node intended to support transit service. Therefore, this factor is not applicable</p>

Zoning Map Amendments Review Criteria (DC §10.2.770):

A. The zone change is consistent with the Comprehensive Plan Map. When the Comprehensive Plan has more than one implementing zone as shown on the corresponding Table in Article 3, it must be shown that the proposed zone is the most appropriate taking into consideration the purpose of each zone and the zoning pattern of the surrounding land.

Finding: This proposal includes concurrent legislative Comprehensive Plan Map and Zoning Map amendments. The Comprehensive Plan Map amendment is a re-designation from General Industrial to High Density Residential. The Zoning Map amendment is a re-designation from General Industrial to Residential Multifamily High. With the concurrent Comprehensive Plan Map amendment the zone change will be consistent with the Comprehensive Plan Map. Therefore, this criterion is met.

B. The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.

Finding: The proposed amendment is consistent with Forest Grove Comprehensive Plan Housing Policy 1.2 which states: "Evaluate requests for rezoning from non-residential to residential development zones based on the following factors:

- A. Identified housing needs contained in an adopted Goal 9: Analysis;
- B. Ability to provide services in a cost-effective and efficient manner;
- C. Potential of the site to support higher density development;
- D. Site characteristics including topography; and
- E. Land use location policies of the Comprehensive Plan."

Findings pertaining to consistency with the applicable Comprehensive Plan policies are provided above in the previous section addressing the Comprehensive Plan policies and land use location factors. This criterion is met.

C. The site is suitable for the proposed zone and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed zone and its potential uses vary. The factors to be considered in determining suitability are parcel size and location.

Finding: The proposed site is suitable for the proposed zone as indicated by the findings for the land use location criteria described above for Factor E. The subject area is partially improved with a residential dwelling. The adjacent vacant lot is configured as a flag lot. This configuration lends itself to residential development since housing built on this lot will be setback from Cedar Street providing a degree of buffering. This criterion is met.

D. The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities, or reduce the level of service of transportation facilities below minimum acceptable level identified in the Transportation System Plan. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if it may impact transportation facilities.

Finding: The proposed zone change is consistent with the adopted Transportation System Plan since the Transportation System Plan assumes development in this area. Cedar Street is a local road serving predominantly residential uses and Pacific University. The area to the east, west and north of the site is currently zoned Residential Multifamily High. The Transportation System Plan assumes multifamily development in this area and the addition of ½ acre of multifamily zoned land should not significantly increase traffic volumes assumed in the Transportation System Plan for this area. This criterion is met.

E. Public facilities and services for water supply, sanitary waste disposal, stormwater disposal, and police and fire protection are capable of supporting the uses allowed by the zone. Adequacy of services is based on the projected service demands of the site and the ability of the public services to accommodate those demands.

Finding: The subject property is located within a developed area of the City and is served by the full array of City services. An 8-inch PVC sanitary sewer line is present in the Cedar Street right-of-way adjacent to the property. There is also a 15-inch storm sewer line present on the Cedar Street right-of-way adjacent to the property. A water line is also present along Cedar Street and serves the existing single family home. This site is also located approximately one-half mile north of the Forest Grove police station and fire station.

City services are capable of supporting the modest number of dwellings that would be allowed by the Residential Multifamily High zone on this ½ acre site if re-designated from General Industrial. The City's facility master plans including the Water System Master Plan, Wastewater Master Plan, and Storm Drainage Master Plan all assume multifamily residential development in the immediate area near the subject property. This criterion is met.

F. The establishment of a zone district is not subject to the meeting of conditions.

Finding: No conditions are proposed for this zone change. This criterion is met.

Based on the above findings and conclusions, the Planning Commission hereby recommends approval of the Comprehensive Plan Map change from General Industrial to High Density Residential and Zoning Map change from General Industrial to Residential Multifamily High (RMH).



TOM BECK, Chair

8-10-17
Date

FIRST READING:

ORDINANCE NO. 2017-11

ADOPTING LEGISLATIVE ZONING MAP AMENDMENT
2323 AND 2335 CEDAR STREET
WASHINGTON COUNTY TAX LOTS 1N331CA08600 AND 1N331CA08700
FILE NUMBER 311-17-000028-PLNG

WHEREAS, the Planning Commission held a work session on June 5, 2017, to discuss re-designating 2323 Cedar Street and 2335 Cedar Street from General Industrial (GI) on the Zoning Map to Residential Multifamily High (RMH) as shown on Attachment A; and

WHEREAS, as a result of the Work Session the Planning Commission initiated a legislative amendment to the Zoning Map as authorized by Development Code §10.1.210 (C); and

WHEREAS, the Planning Commission held a Public Hearing on this matter on August 7, 2017; and

WHEREAS, a staff report addressing the applicable review criteria was published on July 31, 2017, and is hereby incorporated by reference; and

WHEREAS, notice of the Planning Commission’s Public Hearing was published in the *Forest Grove News-Times* on August 2, 2017, as required by Development Code §10.1.715; and

WHEREAS, notice of the Planning Commission’s Public Hearing was mailed to property owners and residents within 300 feet of the subject property as required by Development Code §10.1.715; and

WHEREAS, the Planning Commission unanimously approved a motion on August 7, 2017, to recommend that City Council approve the re-designation of 2323 and 2335 Cedar Street from General Industrial (GI) to Residential Multifamily High (RMH) on the Comprehensive Plan Map; and

WHEREAS, the findings and facts supporting the Planning Commission’s recommendation are contained in Planning Commission Findings and Decision Number 2017-03 signed by the Planning Commission Chair on August 10, 2017, and incorporated herein; and

WHEREAS, the City Council held a Public Hearing on the Planning Commission’s recommendation on September 11, 2017 and continued the public hearing to September 25, 2017; and

WHEREAS, notice of the City Council Public Hearings was published in the *Forest Grove News-Times* on September 6, 2017; and

NOW THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1: The City Council hereby adopts the amendment to re-designate 2323 and 2335 Cedar Street from General Industrial (GI) to Residential Multifamily High (RMH) on the Zoning Map (Exhibit A).

Section 2: This ordinance is effective 30 days following its enactment by the City Council.

PRESENTED AND PASSED the first reading this 11th day of September 2017.

PASSED the second reading this 25th day of September 2017.

Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 25th day of September 2017.

Peter B. Truax, Mayor

EXHIBIT A

