

**ORDINANCE NO. 2014-11**

**ORDINANCE ADOPTION OF AMENDMENTS TO PACIFIC UNIVERSITY  
MASTER PLAN TO ENLARGE OPPORTUNITY SITE L, ADOPT DESIGN  
GOALS, ADDITIONAL USES AND MISCELLANEOUS AMENDMENTS  
(AMENDMENT NO. 4)**

**WHEREAS**, the City Council of the City of Forest Grove adopted the Pacific University Master Plan with Ordinance Number 2006-25 on December 11, 2006; and

**WHEREAS**, on September 24, 2014, Inici Group, Inc., representing Pacific University, submitted an amendment to the Master Plan to include seven additional properties in Opportunity Site L; and

**WHEREAS**, the notice of this request was mailed to property owners and residents within 300 feet of the properties proposed to be included in Opportunity Site L on October 28, 2014 and published in the *News Times* on November 12, 2014, as required by Development Code Section 10.1.710; and

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on the proposed Master Plan amendments on November 17, 2014; and

**WHEREAS**, the City Council held a duly-noticed Public Hearing on the proposed Master Plan amendments on December 8, 2014, and continued the hearing on January 12, 2015.

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

**Section 1:** The City of Forest Grove City Council does hereby adopt of the proposed amendment to the Pacific University Master Plan to expand Opportunity Site L to include seven additional properties; add locker rooms as a new use, adopt design goals, and other miscellaneous changes as shown in Exhibit 1, making the following specific findings in support of this decision:

Development Code Section 10.4.120 *Review Criteria* establishes the review criteria to consider. Based on Section 10.4.130 *Amendments to Approved Master Plans*, the review of the amendment is limited to the proposed change and not the entire Master Plan. The Master Plan amendment shall be approved if findings are made that each of the following criteria are satisfied:

**A. The Master Plan Zone complies with the review criteria for a zone change set forth in Section 10.2.770;**

The zone change criteria of Section 10.2.770 are as follows:

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 Correspondence Table in Article 3, it must be shown that the proposed zone is the most appropriate, taking into consideration the purposes of each zone and the zoning pattern of surrounding land.

Finding: University lands are generally designated "Semi-Public." This proposal is an extension of the university uses and is consistent.

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

Finding: There are no policies related to the university in the Comprehensive Plan.

- 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 amendment to the master plan is intended to place the proposed uses (locker rooms and campus support facilities) in an appropriate location. Any potential impacts at a particular location can be addressed through the permit process which is required before the uses can be established.

- 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 the 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 accommodation of a locker room facility and additional warehousing would not be expected to significantly change transportation demand.

Finding: The amendment would allow additional locations for student housing. However, Table I-1 *Anticipated enrollment changes at Forest Grove campus under this Master Plan* would not be changed. Thus, the amendment would not increase the capacity of students, faculty and staff on the campus, and would therefore not create significant transportation impacts. Any specific on-site impacts can be addressed through the permit review process.

- E. Public facilities and services for water supply, sanitary waste disposal, storm water 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 proposed amendments and the proposed uses are not anticipated to affect service capabilities. The overall campus population would not change as a result of the amendment.

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

Finding: No zoning district conditions are proposed. Amendments are being made to the master plan to adopt goals addressing building form, building design, and parking.

**B. The master plan provides adequate open space, landscaping, circulation and parking to accommodate the planned uses;**

Finding: The proposed uses would be subject to the requirements of the master plan and the Development Code. In addition, the master plan has established landscape guidelines. Thus, adequate open space, landscaping, circulation and parking would be provided. Amendments are being made to the master plan to adopt goals addressing parking in Opportunity Site L.

**C. The development and design standards ensure that adverse impacts of the proposed development on the surrounding neighborhood and community are addressed and mitigated;**

Finding: One intent and standard of the master plan is to address potential visual impacts on the surrounding community. For Opportunity Site L, this includes transitional standards and landscape requirements to blend in with nearby residential housing.

Finding: The master plan transitional standards describe the desired building heights, landscaping, building lengths and setbacks when master plan developments are adjacent to parks, commercial areas, multi-family housing and single-family housing. In addition, design goals have been developed for opportunity sites A through J. No design goals have been developed for opportunity sites K (Lincoln Park Athletic Complex), L (Sunset Drive Properties) or M (Cannery Fields/Cedar Street).

Finding: To help ensure that potential adverse impacts of development in Opportunity Site L on the surrounding single-family neighborhood are addressed, design goals should be developed. An amendment is being made to the master plan to adopt a goal addressing building form, building design, and parking in Opportunity Site L.

**D. The master plan ensures that no land will be used for any purpose which creates or causes to be created any public nuisance, including but not limited to air, land, or water degradation, noise, glare, heat, vibration or other conditions which may be injurious to public health, safety and welfare; and**

Finding: The expanded opportunity site with the design and development standards applicable to specific development are not anticipated to create any public nuisances.

**E. The master plan complies with the purpose and requirements of the Master Plan Zone.**

Finding: The purpose of a master plan “is to promote and facilitate development of larger-scaled institutional facilities. . . .” The proposed amendment to the Pacific University Master Plan would support the development of the university by increasing the area within the master plan boundaries.

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

**PRESENTED AND PASSED** the first reading this 8<sup>th</sup> day of December, 2014.

**PASSED** the second reading this 12<sup>th</sup> day of January, 2015.

  
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Anna D. Ruggles, City Recorder

**APPROVED** by the Mayor this 12<sup>th</sup> day of January, 2015.

  
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Peter B. Truax, Mayor

## Exhibit 1

### Amendments to the Pacific University Master Plan

(Text to be deleted is ~~struck through~~; text to be added is underlined)

On page III-1, amend the text as follows:

#### III. Allowable Development, Analysis and Policies

##### Campus-Wide Development Principles and Policies

4. **Building Form:** Generally, Aall new buildings will have a generally sloped roof. Flat areas will be allowed, but the general massing and major spaces of a building will be of a sloped roof type. The recently completed campus library is an example of the intent of this policy. For buildings located along city streets, the buildings shall be compatible with the massing, shape and materials of the predominate nearby buildings both on- and off-campus. The exception would be buildings whose function requires massing that may exceed those of nearby structures. An example would be residence halls located across the street from single-family residences.

On page III-3, amend Table 1 **Overall Development Allowed Under Master Plan** to include Opportunity Site L in the Building Type - Athletics category.

On page IV-4, amend Table 2 **Allowed Development and Applicable Standards by Opportunity Site** to add locker rooms to the Allowed Building Types in Opportunity Site L.

On page IV-30, amend map Figure IV-L1 to include the following sites within Opportunity Site L:

- 2402, 2410, 2526, 2610, 2616, 2624, and 2632 Sunset Drive

On page IV-30, amend the **Types of Uses Allowed** as follows:

~~In the short term, c~~ Campus facilities uses are anticipated, to support athletics and general campus facilities. These uses would include: maintenance offices and storage/service building(s) and facilities yards.

On page IV-30, add the following text:

Important design goals for this area include:

Building design, massing, facades and materials that complement the adjacent neighborhood. Building facades facing public streets should be clad in masonry similar to that existing in Lincoln Park; wood lap siding similar to that in the nearby residential neighborhood; or a metal product with a wood-like appearance. Where a metal product is used, added landscaping to minimize the visual impact over time shall be installed. Parking shall be located to the side or rear of any buildings. Residential construction on sites identified as 2526 to 2632 Sunset Drive shall be required to have on-site parking.