

**ORDINANCE NO. 2016-04**

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

**WHEREAS**, The City of Forest Grove approved Ordinance 2014-01 and 2014-02 updating the Forest Grove Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan establishes three land use designations for the Town Center; and

**WHEREAS**, the three land use designations include Town Center Core, Town Center Support and Town Center Transition; and

**WHEREAS**, the City desires to change the designation of property classified as Town Center Support to Town Center Transition consistent with proposed Development Code text amendments; and

**WHEREAS**, the City prepared the Comprehensive Plan map amendments and forwarded the proposed amendments to the Planning Commission for consideration on January 5, 2016; and

**WHEREAS**, the Planning Commission held a Public Hearing on the proposed amendments on January 5, 2016; and

**WHEREAS**, the Planning Commission adopted Planning Commission Findings and Decision Number 16-01 recommending approval of the proposed Development Code amendments; and

**WHEREAS**, the City mailed by first class mail notice required under Measure 56 to affected property owners on January 19, 2016; and

**WHEREAS**, the City Council held a duly-noticed Public Hearing on the proposed ordinance on March 14, 2016, and continued the hearing on March 28, 2016.

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

**Section 1.** The City Council of the City of Forest Grove hereby amends the Comprehensive Plan Map as shown on Exhibit A.

**Section 2.** The City Council hereby finds that the proposed amendments are consistent with and meet the provisions of the Forest Grove Comprehensive Plan Chapter 2, Decision Considerations Pertaining to Comprehensive Plan Amendments making the following findings in support:

1. Consistency with applicable Comprehensive Plan policies

Finding: City Council adopted Ordinance 2014-02 and 2014-02 updating the Forest Grove Comprehensive Plan. The updated Comprehensive Plan Map identifies the area generally between Cedar and Elm Street and 21<sup>st</sup> Avenue and south of 19<sup>th</sup> Avenue as Town Center Expansion. This area is currently designated Community Commercial. Amending the Comprehensive Plan Map, from Community Commercial to Town Center Transition, implements the Town Center Expansion land use concept. In addition, meets the Land Use Location Factors described in the Comprehensive Plan including being located within ¼ mile of existing or planned transit service. This factor is met since the Town Center Expansion area is served by Tri-Met Line 57 and GroveLink.

Finding: Amending the Comprehensive Plan Map, from Town Center Support to Town Center Transition is consistent with applicable Comprehensive Plan policies including the Land Use Location Factors described in the Comprehensive Plan including being located within ¼ mile of existing or planned transit service. This factor is met since the Town Center Expansion area is served by Tri-Met Line 57 and GroveLink. In addition, the Town Center Transition designation, as described in the Comprehensive Plan, is established to increase employment and housing opportunities in close proximity to the Town Center. With the permitted uses allowed by the Town Center Transition designation, the designation supports Comprehensive Plan Housing Policy 3: Promote mixed-use development opportunities throughout the community. The designation also supports Comprehensive Plan policies related to strengthening downtown Forest Grove including promoting the continued viability of the Forest Grove Town Center as the focal point of the community and increasing housing in the Town Center.

2. Consistency with the Metro Regional Framework Plan or Regional Transportation Functional Plan as applicable

Finding: The proposed Comprehensive Plan Map amendments are consistent with Metro Regional Framework Policies related to Town Centers including Policy 1.15.1 which recognizes that the success of the Metro Region 2040 Growth Concept depends upon the enhancement of the Center City, Regional and Town Centers, Station Communities and Main Streets. In addition the amendments are consistent Framework Plan Policy 1.6 (Growth Management) by encouraging development within the urban growth boundary through efficient use of land.

3. Consistency with the Oregon Statewide Land Use Planning Goals

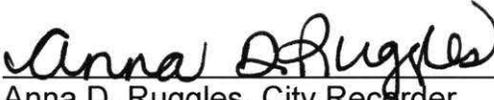
Finding: The proposed amendments are consistent with Oregon Statewide Land Use Planning Goal 9 (Economy) and Goal 10 (Housing). This is achieved by providing opportunities for a variety of housing types and new businesses by identifying land on the Comprehensive Plan map for such activities.

**Section 3.** All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portions hereof are hereby repealed to the extent of such inconsistency or conflict.

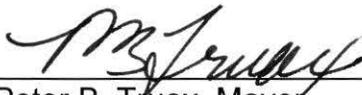
**Section 4.** This ordinance shall be effective 30 days following its enactment by the City Council.

**PRESENTED AND PASSED** the first reading this 14<sup>th</sup> day of March, 2016.

**PASSED** the second reading this 28<sup>th</sup> day of March, 2016.

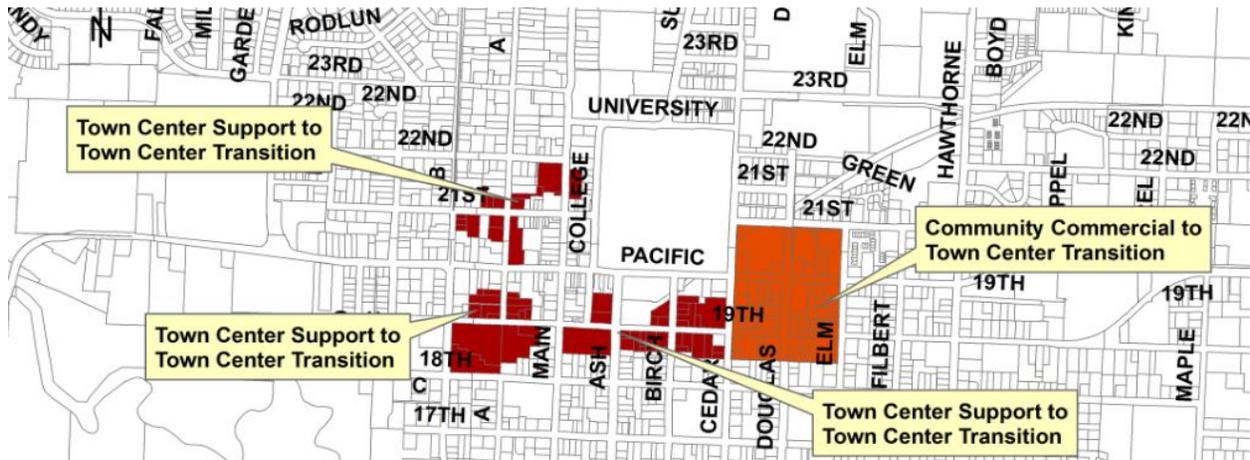
  
\_\_\_\_\_  
Anna D. Ruggles, City Recorder

**APPROVED** by the Mayor this 28<sup>th</sup> day of March, 2016.

  
\_\_\_\_\_  
Peter B. Truax, Mayor

## EXHIBIT A

The update to the Comprehensive Plan in 2014 identified an area as “Town Center Expansion” on the Comprehensive Plan Map. This area is located between Cedar and Elm Street and 21<sup>st</sup> Avenue and just south of 19<sup>th</sup> Avenue as shown on the map below. This area is intended to be a transition between the more auto-oriented commercial corridor and the Town Center core. The subject area is currently designated Community Commercial. The recommendation is to change the Comprehensive Plan designation to Town Center Transition.



The map above also shows the area proposed for a Comprehensive Plan Map change from Town Center Support to Town Center Transition. This change is necessary since the Town Center Support designation is proposed for elimination as part of the recommended Development Code amendments.

The table below shows the amount of land affected by the proposed Comprehensive Plan map changes. This information is provided for reference.

	Current Comp Plan Designation	Proposed Comp Plan Designation	Gross Acreage Proposed to be Redesignated
<b>Town Center Expansion Area (Cedar St. to Elm St. and south of 19<sup>th</sup> Avenue to 21<sup>st</sup> Avenue)</b>	Community Commercial	Town Center Transition	24.2 acres
<b>Town Consolidation Center</b>	Town Center Support	Town Center Transition	22.6 acres