

## FOLLOW-UP NOTICE OF PUBLIC HEARING FOREST GROVE PLANNING COMMISSION & CITY COUNCIL

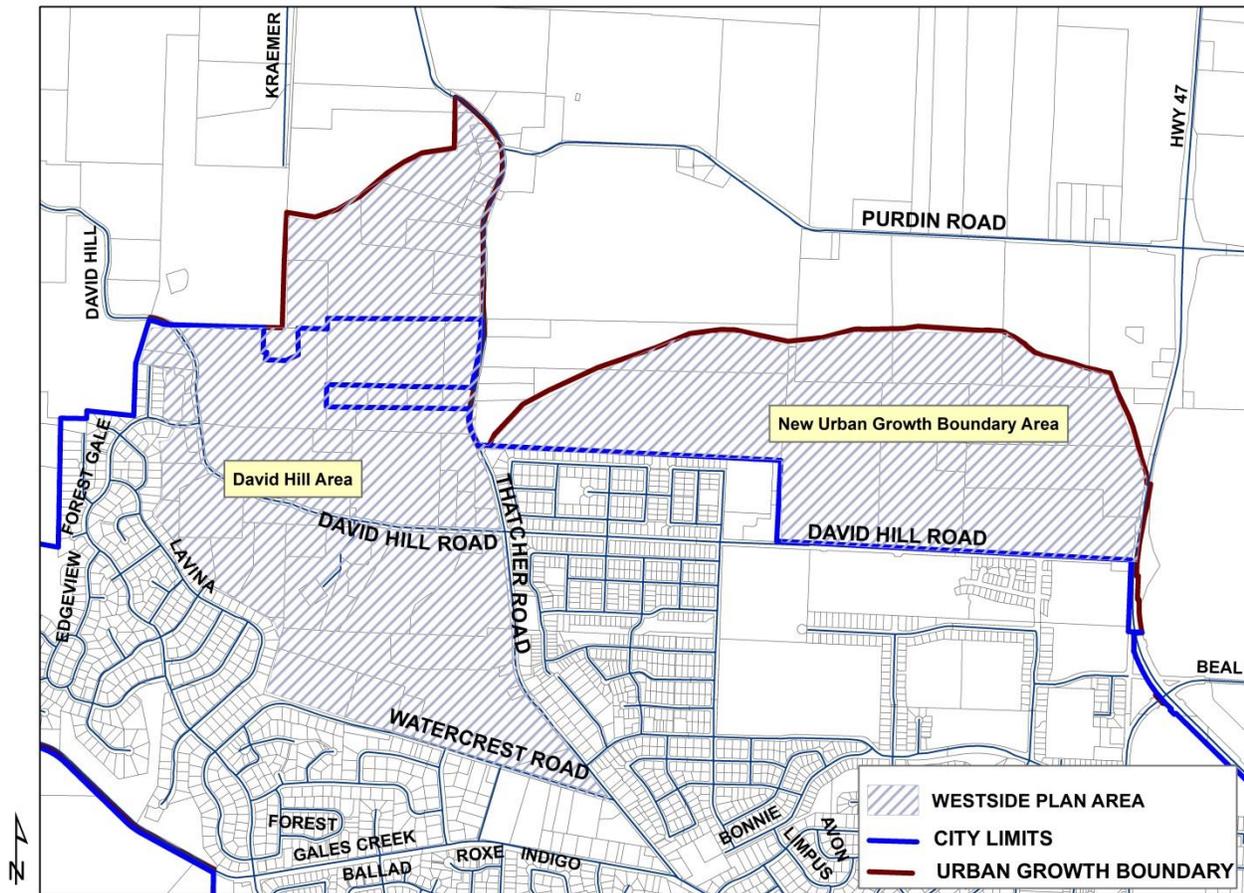
On **Monday, May 15, 2017**, at 7:00 PM or thereafter, the Forest Grove Planning Commission will open a public hearing providing opportunity to interested persons to submit written testimony regarding adoption of the Westside Refinement Plan and proposed implementation actions. Additional information about the Westside Refinement Plan and how it may affect you is provided below and is available on the City's website at: <http://www.forestgrove-or.gov/planning/page/westside-planning-project>. The public hearing will take place at the Forest Grove Community Auditorium at 1915 Main Street.

The Planning Commission will continue the public hearing to **Tuesday, May 30, 2017** to give interested persons additional opportunity to provide verbal or written testimony to the Planning Commission. The public hearing on May 30<sup>th</sup> will begin at 7:00 PM, or thereafter, and will be held at the Forest Grove Community Auditorium at 1915 Main Street.

The City Council is expected to hold public hearings on adoption of the Westside Refinement Plan, implementation actions and Planning Commission recommendations at 7:00 PM, or thereafter, on **Monday June 12, 2017**, and **Monday June 26, 2017**. Both public hearings will be held at the Forest Grove Community Auditorium at 1915 Main Street.

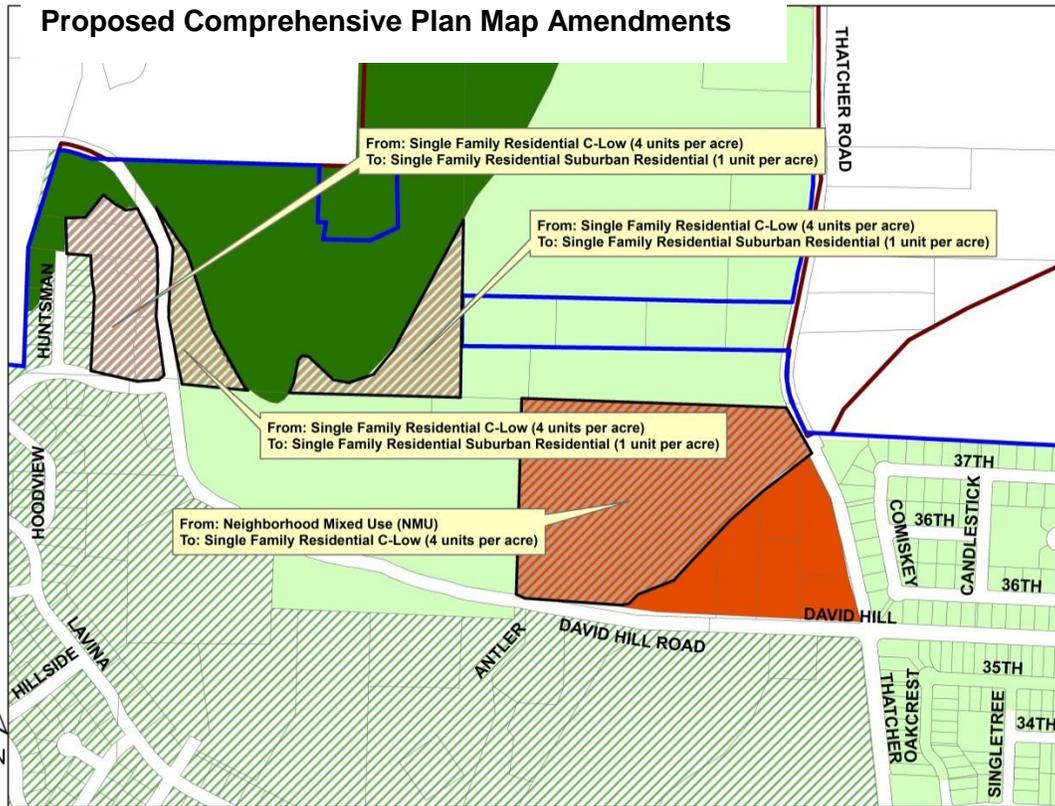
For more information or to submit comments to the Planning Commission or City Council contact Daniel Riordan, Senior Planner at (503) 992-3227 or [driordan@forestgrove-or.gov](mailto:driordan@forestgrove-or.gov).

The area covered by the Westside Refinement Plan is shown below.

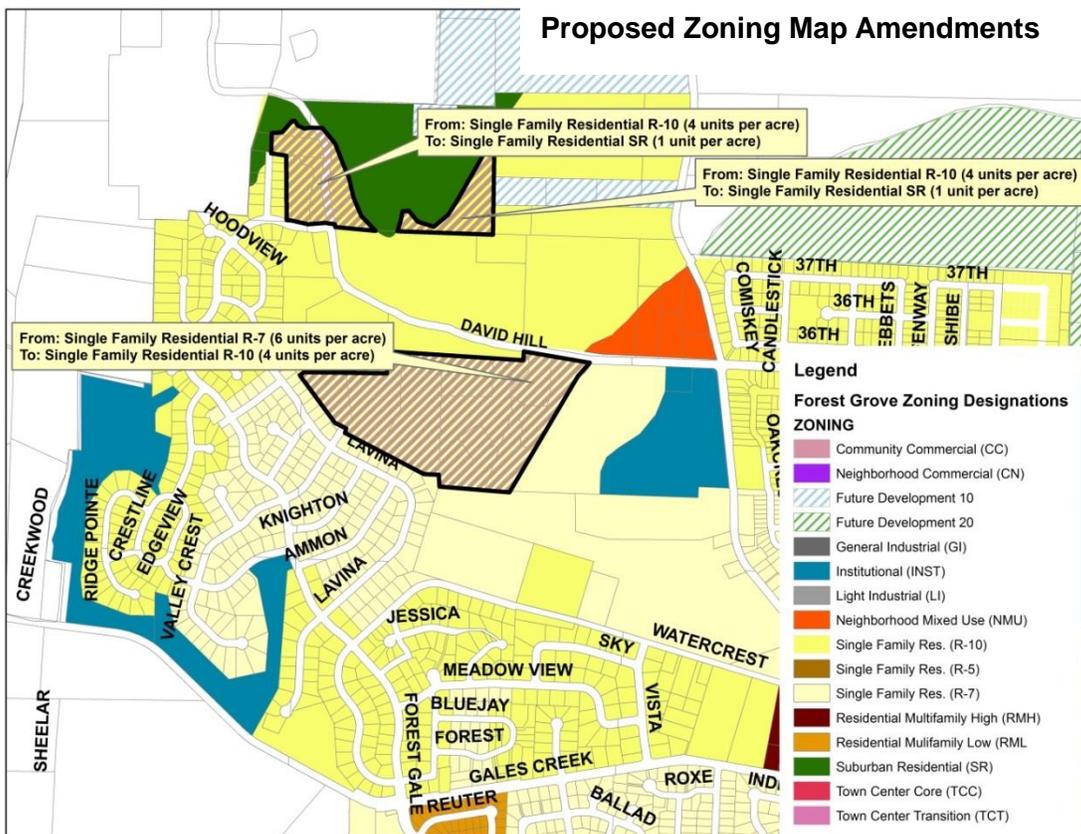




# David Hill Area



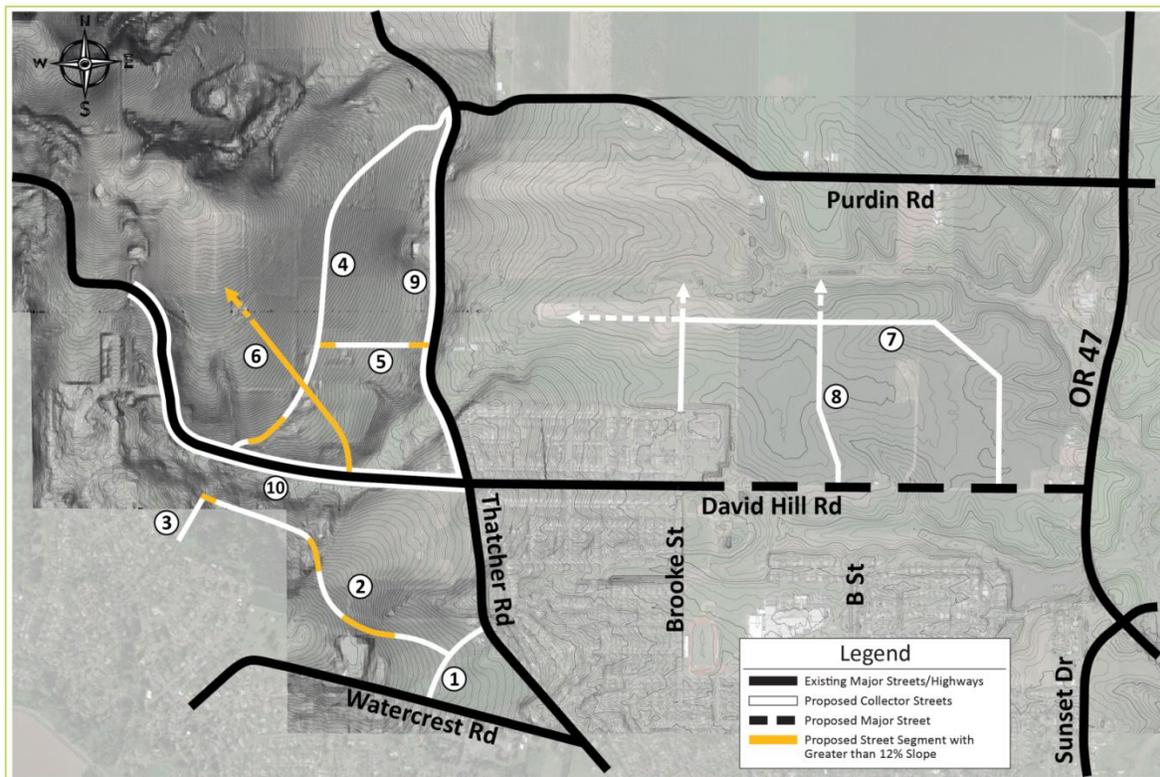
Zoning Map Amendments While the Comprehensive Plan Map shows how land may be used in the future, the zoning map shows how land could be used today. Proposed zoning map amendments include extending the Suburban Residential zone to follow property lines and extending the Single Family Residential (R-10) zoning to the east south of David Hill Road.



Development Code Amendments Amendments to the Forest Grove Development Code are proposed to implement portions of the Westside Refinement Plan. The proposed amendments include requiring geotechnical and engineering studies for land with slopes greater than 10% (Code Section 10.8.310 – Hazard Areas). The current requirement is 20%. Another amendment is allowing grades of up to 15% for collector streets for distances no greater than 250 feet (Code Section 10.8.610(M) –Grades and Curves). The current maximum is 12%. This will allow for less environmental disturbance for road construction and less cost.

Transportation System Plan Amendments The Transportation System Plan describes future road projects for the next 20 years. Amendment to the Transportation System Plan is necessary to implement portions of the Westside Refinement Plan. The amendments include adopting a reduced right-of-way for David Hill Road west of Thatcher Road due to topography. David Hill Road is a collector street and the current right-of-way is 66 feet with 40 feet of pavement. The proposed reduced right-of-way is a 40 foot right-of-way and 32 feet of pavement. A sidewalk and a bike lane could be accommodated in the right-of-way on one side of the road.

Another amendment is showing general/conceptual locations for collector streets in future development areas. The general locations of future collector roads are shown below. Specific road alignments will be determined during the development review and permitting process.



**Proposed Collector Streets Corridors**

Westside Planning Project  
Forest Grove, OR

- Road 1: Extend Vista Drive from Watercrest Road to Thatcher Road
- Road 2: Construct new east-west collector street from Vista Drive extension west 3,200 feet
- Road 3: Extend Valley Crest Road north to Road 2
- Road 4: Construct new collector street connecting Purdin Road with David Hill Road
- Road 5: Improvement of Plum Lane to collector street standards
- Road 6: Construct new 2,300 foot collector street
- Road 7: Construct new collector street north of David Hill Road approximately 5,500 feet
- Road 8 Extend B Street to new Road 7
- Road 9: Improve Thatcher Road to City standards
- Road 10: Improve David Hill Road including adding a sidewalk and bike lane on one side.