



MEASURE 56 NOTICE OF PUBLIC HEARING

THIS IS TO NOTIFY YOU THAT THE CITY OF FOREST GROVE HAS PROPOSED LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

The City of Forest Grove has determined that adoption of the regulations may affect the permissible uses of your property, and other properties in the affected zone and may change the value of your property.

The **Forest Grove Planning Commission** will hold public hearings on **Monday, May 15, 2017, and Tuesday, May 30, 2017,** to consider the proposed Westside Refinement Plan and accompanying implementation measures. Proposed implementation measures include amendments to the Forest Grove Comprehensive Plan Map, Zoning Map, Forest Grove Development and Forest Grove Transportation System Plan. *The affected area includes property located north of Watercrest Road and west of Thatcher Road and the area added to the urban growth boundary in 2014 north of David Hill Road between Highway 47 and Thatcher Road.*

Due to expected time constraints, the Planning Commission will only accept written comments from interested persons on May 15th. Both verbal and written comments from interested persons will be accepted on May 30th.

The **Forest Grove City Council** may consider the Planning Commission recommendation on adoption of the Westside Refinement Plan and accompanying implementation measures during public hearings on **Monday, June 12, 2017 & Monday, June 26, 2017.**

All public hearings will begin at 7:00 PM, or thereafter, and will take place at the Forest Grove Community Auditorium located at 1915 Council Street.

If an issue is not raised in the hearing (by person or by letter) or if the issue is not explained in sufficient detail to allow the Planning Commission or 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 in support of an 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. Information pertaining to this request may be obtained from Senior Planner, Daniel Riordan at the Community Development Department, 1924 Council Street, (503) 992-3226 or driordan@forestgrove-or.gov, between 9 a.m. and 5 p.m.

The staff report will be available for review seven days prior to the hearing at Forest Grove City Hall located at 1924 Council Street or by visiting the City's webpage at:

<http://www.forestgrove-or.gov/planning/page/westside-planning-project>

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File Number: 311-17-000013-PLNG

Review Criteria: The Planning Commission and City Council will consider the proposal and base a decision on the following review criteria. Comments in response to this proposal must address specific review criteria:

Comprehensive Plan Map Amendment

Amendments to the Forest Grove Comprehensive Plan will be considered by the Planning Commission and City Council based on consistency with applicable Comprehensive Plan policies; Metro Regional Framework Plan; Metro Urban Growth Management Functional Plan; and Oregon Statewide Land Use Planning Goals.

Development Code Text Amendments (DC §10.2.630)

Amendments to the text of the Forest Grove Development Code are reviewed based on the following criteria:

- A. The text amendment is consistent with the relevant goals and policies of the Forest Grove Comprehensive Plan
- B. The text amendment is consistent with relevant statewide and regional planning goals, programs and rules

Zone Change (DC §10.2.770)

Amendments to Zoning Map are based on the following criteria:

- 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 surrounding land.
- B. The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.
- 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.
- 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 change if it may impact transportation facilities.
- 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.
- F. The establishment of a zone district is not subject to the meeting of conditions.

Transportation System Plan Amendments

Amendments to the Transportation System Plan due to changes to the transportation system or amendment to the Comprehensive Plan Map are reviewed for compliance with the Oregon Transportation Planning Rule (OAR 660-012-0035(2)) and Metro Regional Transportation Functional Plan Title 1 (Street System Design) and Title 5 (Amendments to Comprehensive Plans).