

ORDINANCE NO. 2017-07

**ADOPTING LEGISLATIVE DEVELOPMENT CODE AMENDMENTS
TO IMPLEMENT THE WESTSIDE REFINEMENT PLAN
FILE NUMBER 311-17-000013-PLNG**

WHEREAS, the City applied for and received a Community Planning Development Grant award from Metro to prepare a refinement plan for the Westside planning area comprised of the area within the urban growth boundary north of Watercrest Road and west of Thatcher Road and the area added to the urban growth boundary by the Oregon Legislature in 2014 north of David Hill Road and west of Highway 47 and east of Thatcher Road; and

WHEREAS, Oregon Revised Statutes (ORS) §197.200 provides authority to local governments to adopt refinement plans for areas within urban growth boundaries; and

WHEREAS, the Westside Refinement Plan identifies certain implementation actions including amendments to the Forest Grove Transportation System Plan (Exhibit A); and

WHEREAS, the Development Code amendments are consistent with the applicable criteria including the Oregon Transportation Planning Rule (OAR 600-012-0060) as shown on Exhibit B and the record; and

WHEREAS, opportunities for community participation to influence preparation of recommendations were provided throughout the planning process; and

WHEREAS, community participation included stakeholder interviews during November 2014, design charrettes on April 20, 2015, and May 20, 2015, a community open house on March 2, 2017, work sessions with the Planning Commission on October 6, 2014, July 6, 2015, May 2, 2016, and February 6, 2017, and work sessions with the City Council on November 14, 2016, and December 12, 2016; and

WHEREAS, the Planning Commission held duly-noticed public hearings on May 15, 2017, May 30, 2017, and June 5, 2017, on the proposed Westside Refinement Plan; and

WHEREAS, notice of the public hearings were mailed to affected property owners and property owners within 300 of the affected area on April 26, 2017, and May 11, 2017, as required by Oregon Ballot Measure 56 and the Development Code (§10.1.715); and

WHEREAS, notice of public hearing was published in the Forest Grove News-Times as required by the Forest Grove Development Code (§10.1.715) on May 10, 2017, and July 5, 2017; and

WHEREAS, a staff report addressing the applicable review criteria was published on May 8, 2017, and is hereby incorporated by reference; and

WHEREAS, staff reports responding to public testimony and Planning Commission considerations were published on May 23, 2017, and June 2, 2017, the staff reports are hereby incorporated by reference; and

WHEREAS, the Planning Commission accepted written testimony on May 15, 2017, and oral testimony on May 30, 2017, and June 5, 2017, on the proposed Westside Refinement Plan and accompanying implementation measures and the testimony was considered by the Planning Commission in preparing recommendations for consideration by City Council; and

WHEREAS, the Planning Commission adopted Planning Commission Findings and Decision Number 2017-09 (Exhibit C); and

WHEREAS, the City Council held a duly-noticed public hearing on the proposed ordinance on July 10, 2017, and continued the hearing to August 14, 2017.

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

Section 1: The City Council hereby adopts amendments to the Development Code to implement the Westside Refinement Plan incorporating accepted Planning Commission recommendations and making further modifications as shown on Exhibit A.

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

PRESENTED AND PASSED the first reading this 10th day of July 2017.

PASSED the second reading this 14th day of August 2017.

Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 14th day of August 2017.

Peter B. Truax, Mayor