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**Planning Commission
Community Auditorium
1915 Main Street, Forest Grove, OR
Monday, September 17th, 2018, 7:00 pm**

1. CALL TO ORDER:

Vice Chair Phil Ruder called the meeting to order at 7:00 p.m. Roll Call:

Planning Commission Present: Phil Ruder, Vice Chair; Commissioners Dale Smith, Lisa Nakajima, Sebastian Lawler, Hugo Rojas, and Ginny Sanderson.

Planning Commission Excused: Tom Beck, Chair.

Staff Present: CD Director Bryan Pohl; James Reitz, Senior Planner; Cassi Bergstrom, Planning Commission Coordinator.

2. PUBLIC MEETING:

A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:

None.

B. PUBLIC HEARING:

(1.) File No. 311-18-000014-PLNG –Conditional use permit for a recreational cannabis dispensary

Vice Chair Phil Ruder read the hearing procedures, and asked for disclosure of any conflicts of interest, ex-parte contacts, bias, or abstentions. There were none, and no challenges from the audience. Vice Chair Ruder opened the public hearing at 7:05 p.m. and called for the staff report.

James Reitz, Senior Planner, gave the staff report showing the site plan, architectural rendering, and landscape plan regarding the proposed cannabis dispensary. Staff recommendation was to approve the conditional use permit with the conditions as follows: Defective sidewalk panels to be brought up to standard; South drive approach to be removed; Street trees to be installed along Oak Street parkway; Landscape plan with detail to be submitted; Off-street parking be reduced to 12 spaces from the 20 available; and installation of awning over building's entrance.

Commissioner Nakajima questioned the distance from schools and other existing dispensaries. Mr. Reitz stated that the proposal meets city requirements for the buffer zone.

CORRESPONDENCE:

None.

APPLICANTS:

Mildred White, BAMA Architecture, 7350 SE Milwaukie Ave, Portland, OR 97202

Chris O'Conner, Retail Resource Group, 812 W 11th St, Austin, TX 78701

Jeff Johnson, Nectar, 3350 NE Sandy Blvd, Portland, OR 97232

The applicants came to the front table and covered the conditions they were in agreeance with and conditions they disputed.

Ms. Mildred White stated that they wish not to do a continuance of this meeting. One item mentioned was the driveway approach not meeting the minimum 50 foot requirement from the intersection, and Ms. White now has a survey to show the distance does in fact meet the requirement but staff has not seen it. The applicant is open to additional traffic control measures and reports to prevent any grid locked traffic, possibly making the south driveway approach to be 'exit only'.

Ms. White was not in agreeance with the city's recommendation resulting in the reduction of parking spaces, making an argument that the facility is in need of the additional spaces.

Mr. Chris O'Conner stated that a continuance of the meeting would cause contractual problems for the purchase of the site, so it would be appreciated if the conditional use permit conditions could be resolved tonight.

Commissioner Sanderson asked if the awning condition was an issue, and applicants responded that they agreed with the condition.

Commissioner Sanderson wondered how many parking spaces the applicant is wanting, and Ms. White requested to match the existing 18 (including the 2 ADA spaces) with no reduction.

Commissioners discussed the south driveway approach condition, and how to resolve the issue without causing a continuance of the meeting. Vice Chair suggested an exit only driveway and right turn only. Commissioner Sanderson was not in agreeance, as many people ignore the signs. Mr. Reitz stated an angled driveway approach can make it more obvious.

Commissioners discussed the parking requirement with the applicants, deciding that since this is a conditional use application it would not require a variance to keep the existing spaces for this project. Mr. Reitz stated that staff interprets the development code requirement differently, but the Planning Commission has the right to override the interpretation as they see appropriate.

PROPONENTS:

None.

OPPONENTS:

None.

OTHER:

None.

Vice Chair Ruder closed the public hearing at 7:43 p.m.

COMMISSIONER DISCUSSION:

Vice Chair Ruder opened up the floor, and Commissioner discussed the conditions staff recommended.

In a preliminary vote, the Commission voted on the following conditions:

1. To allow the south driveway approach, being clearly marked to be an exit only. **AYES: Vice Chair Ruder; Commissioners Nakajima, Smith, Rojas, Lawler. NOES: Commissioner Sanderson.**
2. Leaving the parking space count at 18 with the 2 ADA spots being inclusive. **AYES: Vice Chair Ruder; Commissioners Rojas, Lawler, Smith, Sanderson, Nakajima. NOES: None.**

The remaining conditions to remain as recommended by staff. Commissioner Nakajima requested that the street trees be placed with respect to the line of sight.

Commissioner Sebastian Lawler moved a motion to recommend the file number 311-18-000017-PLNG, conditional use permit for a recreational cannabis dispensary with the conditions amended as mentioned. Commissioner Smith seconded.

Roll Call Vote: AYES: Vice Chair Ruder; Commissioners Nakajima, Smith, Rojas, Lawler, and Sanderson. NOES: None. ABSENT: Chair Tom Beck. MOTION CARRIED 6-0.

2.3 ACTION ITEMS:

None.

2.4 WORK SESSION ITEMS:

None.

3.0 BUSINESS MEETING:

3.1 APPROVAL OF MINUTES:

Commissioner Lawler moved a motion to approve the minutes of the July 16th, 2018 meeting with one correction to the roll call. Commissioner Smith seconded. Motion passed 6-0.

3.2 REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:

None.

3.4 DIRECTOR'S REPORT:

Director Bryan Pohl reported that the Affordable Housing Density Incentive recommendation went to City Council in August, and they did exactly what the Planning Commission recommended. This was an excellent example of working together. The same night the low income housing tax exemption for non-profit groups passed.

Mr. Pohl informed the Commission that there is nothing on the horizon as far as land use applications, but there will be future work sessions for development code updates and edits.

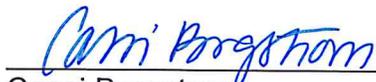
3.5 ANNOUNCEMENT OF NEXT MEETING:

The next meeting is to be determined.

3.6 ADJOURNMENT:

The meeting was adjourned at 7:58 p.m.

Respectfully submitted by:



Cassi Bergstrom

Planning Commission Coordinator