



Planning Commission
Community Auditorium
1915 Main Street, Forest Grove, OR
Monday, April 1st, 2019, 7:00 pm

1. **CALL TO ORDER:**

Chair Tom Beck called the meeting to order at 7:00 p.m. Roll Call:

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

Planning Commission Excused: Commissioner Dale Smith.

Staff Present: Bryan Pohl, Community Development Director; 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. 311-19-000001-PLNG –Comprehensive Plan Map and Zoning Map Amendments to re-designate and rezone three parcels from General Industrial to High Density Residential

Chair Beck opened the quasi-judicial public hearing at 7:02 p.m., reading the hearing procedures, criteria, and asked for disclosure of any conflicts of interest, ex-parte contacts, bias, or abstentions. There were none, and no challenges from the public. Chair Beck called for the staff report.

James Reitz, Senior Planner, gave the presentation showing the aerial view of the properties as well as the established property lines, wetland map nearby, and easements. The three lots are located near Casey Meadows and Casey West subdivisions. An area street plan was shown for future potential improvements, drainage way, and also shows the railroad isolating the currently zone Industrial parcels.

Chair Beck inquired about the access to these properties, and Mr. Reitz gave some insight as to the future access as well as the current.

Commissioner Nakajima inquired if the railroad has been recently utilized, and Mr. Reitz responded that it has not and could be vacated at some point in the future.

Chair Beck reminded Commissioners that the railroad easement was discussed to be a future Max Lightrail line, and gave the Planning Commission meeting history on the industrial area along Oak Street.

Mr. Reitz stated that the third parcel was included in the review as to not create spot zoning. Chair Beck asked what has been heard from the owner of that third parcel located at 2352 Kingwood Street, and Mr. Reitz responded that the property owner never contacted the city. Notifications were sent to property owners and parcels located within 300 feet of the project site, as per protocol.

Mr. Reitz stated the application complies with the review criteria, and staff recommends forwarding a positive recommendation of approval to City Council.

CORRESPONDENCE:

None.

APPLICANT:

Mark Vanderzanden, Applicant's Representative, 3265 SW Fairmount Blvd, Portland, OR 97239:

Mr. Mark Vanderzanden stated that he has been working on this application for about five years, and the parcel is owned by an estate. The parcel is hard to sell as industrial because of the development issues and cost associated with development. With the residential homes nearby, the parcel would be more viable zoned as such.

Mr. Vanderzanden decided to wait awhile after talking with staff until after the Economic Opportunities Analysis and Affordable Housing Analysis were completed and could confirm that there was a need for residential housing with Forest Grove. The applicant went through the pre-application review to figure out the infrastructure that would need to be completed to accommodate the development, and the utilities are set up from the previous subdivisions to extend to these parcels. A traffic report was also done. The demand for industrial is low, and the demand for housing is going up making the applicant's parcel more profitable.

Roberta Reynolds, Applicant, PO Box 431, Banks, OR 97106:

Ms. Roberta Reynolds gave the history on how she acquired the property, as it is part of the estate left by her father in 2005. Ms. Reynolds and her sister are trying to sell the property, but have not had interest in the property zoned as industrial. They gave a five foot easement to the Casey Woods [*sic*] development when it was being constructed. The hope is to change the property to residential in order to put the property to good use.

Chair Beck asked the applicant if she has made contact with the owner of the property to the west, and Ms. Reynolds responded that she has not contacted them for a few years. She did ask the owner if they were interested in buying their property a few years ago but that did not happen.

PROPOSERS:

None.

OPPOSERS:

None.

OTHER:

Jane Falcone, 2525 Juniper Street, Forest Grove, OR 97116:

Ms. Jane Falcone came forward and expressed her concerns with the limited access into Casey West, along with the traffic issues within the neighborhood. An extension of 23rd Street to Martin Road/Highway 47 was part of the Comprehensive Transportation Plan, but has not happened. It would create much more direct access to the homes. The intersection of Hawthorne St/26th Avenue is very dangerous with poor visibility and no sidewalks within that area. The only other way out is down Juniper Street. There is a lot more traffic going through the neighborhood, and a collector route from 23rd to Highway 47 will alleviate some of the issues.

Doug Fowler, 2844 25th Avenue, Forest Grove, OR 97116:

Mr. Doug Fowler came forward and expressed his concerns regarding the wetlands area, but the Senior Planner addressed some of his concerns within his staff report. Mr. Fowler is concerned specifically about what to do with the water in the wetlands.

REBUTTAL:

Mr. Mark Vanderzanden came forward and addressed the concerns, stating a traffic report was done and there are less trips for residential uses than industrial uses. Currently the trips calculated fall into satisfactory levels.

Regarding the wetlands, Mr. Vanderzanden stated they will be well protected by the Clean Water Services regulations that will be mandated.

Chair Beck closed the public hearing at 7:40 p.m.

COMMISSIONER DISCUSSION:

Chair Beck has concerns about traffic, and a broader picture is needed that just the three parcels listed on the application. An extension of Maple Street and 23rd Avenue is needed. Another concern is that the largest piece of property's owner has not responded to the City, and may not be aware this re-zoning could occur. Commissioner Lawler agreed that not hearing from the property owner is concerning.

Commissioner Sanderson stated that the issue before Commissioners tonight is in regards to the zoning, not the theoretical traffic problems. If something comes before the Commission regarding the properties in the future, then the traffic can be addressed.

Bryan Pohl, Community Development Director, reminded the Commissioners that this is a quasi-judicial hearing so a decision needs to be made based on a timeline set by Oregon State Law. Part of the City Council goals is setting a Master Plan for the Oak Street industrial, working with a consultant. The area could look like a mixed-use concept in the future. The Economic Opportunities Analysis showed that there is not a need for industrial land with Forest Grove for the next 20 years.

Chair Beck suggested a two week continuance of this public hearing so a registered letter with response could be sent to the property owner that is not aware of the re-zoning. Commissioners discussed this option and agreed.

Commissioner Lawler moved a motion to continue this public hearing to April 15th, 2019. Commissioner Nakajima seconded the motion. All in favor.

C. **ACTION ITEMS:**
None.

D. **WORK SESSION ITEMS:**
None.

3. **BUSINESS MEETING:**

A. **APPROVAL OF MINUTES:**
Vice Chair Ruder moved a motion to approve the minutes of the March 4, 2019 meeting. Commissioner Nakajima seconded. Motion passed 6-0.

B. **REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:**
None.

C. **DIRECTOR'S REPORT:**
Mr. Bryan Pohl gave the update, stating that the City Council unanimously overturned staff's decision regarding the Rose Grove appeal.

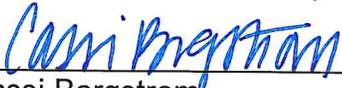
There will be some draft development code edits coming to the Commissioners in May.

D. **ANNOUNCEMENT OF NEXT MEETING:**
The next meeting is April 15th, 2019.

E. **ADJOURNMENT:**

The meeting was adjourned at 8:06 p.m.

Respectfully submitted by:



Cassi Bergstrom
Planning Commission Coordinator