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**Planning Commission
Community Auditorium
1915 Main Street, Forest Grove, OR
Monday, April 15th, 2019, 7:00 pm**

1. CALL TO ORDER:

Chair Tom Beck called the meeting to order at 7:05 p.m. Roll Call:

Planning Commission Present: Tom Beck, Chair; Phil Ruder, Vice Chair; Commissioners Lisa Nakajima, Ginny Sanderson and Dale Smith.

Planning Commission Excused: Commissioners Sebastian Bannister Lawler and Hugo Rojas.

Staff Present: Bryan Pohl, Community Development Director; James Reitz, Senior Planner; Shannon Reynolds, Administrative Specialist.

2. PUBLIC MEETING:

A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:

None.

B. PUBLIC HEARING:

(1.) Continuance of the Public Hearing held on April 1st, 2019 for 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 continuation of the quasi-judicial public hearing at 7:07 p.m., and called for the staff report.

James Reitz, Senior Planner, gave a summary of the application. The third property owner had not been notified previously due to an incorrect zip code pulled from the Washington County tax roll records. The property owner was mailed a second notice via certified mail, which was then received.

Mr. Reitz reviewed the slideshow presentation with the three properties proposed to be rezoned from General Industrial to High Density Residential. Staff recommends an approval of the request to rezone the three properties.

CORRESPONDENCE:

None.

APPLICANT:

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

Mr. Mark Vanderzanden stated that they applied for the two lots on their initial application, and the City added a third lot to the re-designation and rezoning. Long term trends show more housing for Forest Grove is needed, and it seems sensible to rezone the two lots that are already close to current high density housing areas. Future light rail may become available with the current railroad lines close by. A map was pulled up by Mr. Vanderzanden, showing how the designation of the two lots could help aid in several ways including better roads, improved connection points, etc.

Mr. Vanderzanden stated that he feels there is still plenty of land left over for other uses, two of the three tax lots for re-zoning have current non-conforming uses happening, and this change would only increase the property value of the current tax lots.

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

Mr. Dick Reynolds came forward, stating he is the husband of applicant Roberta Reynolds. As the land is currently zoned as General Industrial, they have hit road blocks with marketing. Over the years they have contacted surrounding property owners for potential purchase interest, and have not received any. Industrial developers and storage companies have also been contacted within surrounding jurisdictions for possible development, and all resulted in zero interest for a sale.

Mr. Reynolds stated an industrial realtor was hired, and the conclusion was that the best option was to rezone the property for high density residential and city staff agreed as it conformed to the surrounding zoning.

Chair Beck inquired about the private road, and Mr. Reynolds stated that he believes there was an easement created for utilities and access and discussed who maintains the easement.

PROPOSERS:

None.

OPPOSERS:

Craig Enstrom, PO Box 6825, Aloha, OR 97007

Mr. Craig Enstrom came to the front, explaining that he is the owner of the third parcel to the west and explained his frustrations of not being notified initially. Mr. Enstrom is not looking to cause problems, however he does not want his parcel to be rezoned. The easement has been there as long as he has owned the property, and Casey Meadows inherited the easement rights. Currently he is having issues with vagrants, and enjoys his farm with small animals. Mr. Enstrom does not wish to join the high density residential area, and was totally unaware of the hearing.

Chair Beck stated that is why the Commission delayed the process.

Mr. Enstrom went on to give them plans he has for his property, with one being a towing facility for impounding cars as well as currently raising goats/sheep. The 30 foot wide buffer that would be required between industrial and residential zones is a concern to him as well.

Chair Beck stated that regardless of the outcome of the re-zoning, Mr. Enstrom can continue to do what he wants with his property.

Commissioner Sanderson inquired if Mr. Enstrom currently lives on the property, and he stated he does not. Commissioner Sanderson asked Mr. Enstrom if he has given any thought to what the re-zoning would do to his property value, and he doesn't feel the value would be great considering the cost to develop it and does not want houses all around him.

Chair Beck and Mr. Enstrom discussed the access to his property off of 25th Avenue.

OTHER:
None.

REBUTTAL:

Mr. Reynolds came forward and explained how the proposal is compatible and complimentary with the abutting property, and makes both lots more conforming to the area.

Chair Beck closed the public hearing at 7:45 p.m.

COMMISSIONER DISCUSSION:

Vice Chair Ruder wanted some clarification on the 30 foot buffer Mr. Enstrom brought up, and Mr. Reitz explained Article 8 in the Development Code requires buffers to be set between zoning districts, and General Industrial has a large buffer. This area has to be used for landscaping only, thus providing a visual buffer/separation between the two zoning districts.

Commissioner Sanderson inquired if a new industrial use could be introduced when it is rezoned as RMH, and Mr. Reitz said no.

Commissioners discussed whether they should rezone all three properties, or only rezone the two properties as applied for by the applicant.

Commissioner Sanderson moved a motion to make a recommendation to City Council to approve 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. Vice Chair Phil Ruder seconded the motion.

Commissioner Nakajima moved to exclude tax lot 1N331DA07400. Commissioner Smith seconded the motion.

Roll Call Vote on Amendment: AYES: Vice Chair Ruder; Commissioners Nakajima and Smith. NOES: Chair Beck; Commissioner Sanderson. ABSENT: Commissioners Bannister Lawler and Rojas. MOTION CARRIED 3-2.

Chair Beck called the question as amended to make a recommendation to City Council.

Roll Call Vote on Main Motion as Amended: AYES: Chair Beck; Vice Chair Ruder; Commissioners Nakajima, Sanderson, and Smith. NOES: None. ABSENT: None. MOTION CARRIED 5-0.

C. ACTION ITEMS:

None.

D. WORK SESSION ITEMS:

None.

3. BUSINESS MEETING:

A. APPROVAL OF MINUTES:

Commissioner Smith moved to approve the minutes of the April 1st, 2019 meeting. Motion passed 5-0.

B. REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:

None.

C. DIRECTOR'S REPORT:

Mr. Bryan Pohl gave the update, stating that there will be some draft development code edits coming to the Commissioners in May.

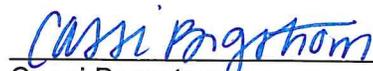
D. ANNOUNCEMENT OF NEXT MEETING:

The next meeting is May 6th, 2019.

E. **ADJOURNMENT:**

The meeting was adjourned at 7:56 p.m.

Respectfully submitted by:



Cassi Bergstrom

Planning Commission Coordinator