



A place where families and businesses thrive.

**Planning Commission
Community Auditorium and Webex
1915 Main Street, Forest Grove, OR
Monday, May 18th, 2020, 7:00 pm**

1. CALL TO ORDER AND ROLL CALL:

Vice Chair Phil Ruder called the Planning Commission meeting to order at 7:00 p.m. via Webex Video Conference.

COVID-19: Due to the emergency declaration resulting from COVID-19 (Coronavirus disease) and protocols, the Planning Commission limited in-person contact and social distancing. **The Planning Commission conducted the meeting remotely by video conferencing.** The meeting was remotely video conferenced by Planning Commission Coordinator Cassi Bergstrom and Senior Planner James Reitz as well as televised live from the projector screen at the Community Auditorium by Tualatin Valley Community Television (TVCTV) Government Access Programming LIVE Channel 30 and live streamed on MACC TVCTV YouTube Channel 30. The public was allowed to attend and observe in the Community Auditorium as space allowed (no more than 10 persons total at one time). Written comments on items not on the agenda and written testimony regarding the public hearing were accepted if submitted by May 18th, 2020, 3 p.m. to Senior Planner James Reitz.

Roll Call:

Planning Commission Present via Webex Remotely: Phil Ruder, Vice Chair; Commissioners Lisa Nakajima, Ginny Sanderson, Hugo Rojas, Joel Redwine, and Julie Danko.

Planning Commission Excused: Commissioner Dale Smith.

Staff Present: Bryan Pohl, Community Development Director (Webex remotely); James Reitz, Senior Planner (in the Community Auditorium); Cassi Bergstrom, Planning Commission Coordinator (in the Community Auditorium).

2. PUBLIC MEETING:

A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:

None.

B. PUBLIC HEARING:

(1.) File No. 311-20-00029-PLNG – Conditional use permit for a recreational cannabis dispensary located at 3139 Pacific Avenue

Vice Chair Phil Ruder introduced the two new Planning Commissioners: Joel Redwine and Julie Danko.

Vice Chair Phil Ruder opened the quasi-judicial public hearing at 7:04 p.m., reading the hearing procedures, criteria, and asked for disclosure of any conflicts of interest, ex-parte contacts, bias, or abstentions. There were no conflicts of interest and no challenges from the audience.

Senior Planner James Reitz gave a Power Point presentation, showing the location and aerial view of the site. Mr. Reitz summarized the application, explaining that this is a conditional use application to allow a recreational cannabis dispensary within an existing building located within the Community Commercial zoning district. Architectural renderings were shown to the Commissioners, including elevations, landscaping, parking lot arrangement, and exterior finishes.

Vice Chair Phil Ruder questioned the location of the driveway and the intersection at Maple Street/Pacific Avenue. Mr. Reitz explained that this is a tenant improvement, and the driveway is as far from the intersection as it can be.

Commissioner Sanderson questioned if there is a condition for the spacing between cannabis dispensaries since there is another dispensary being constructed east of the location. Mr. Reitz stated there is only regulation requiring distance from schools, not distances between other dispensaries.

Staff recommends approval of the requested conditional use application with the following conditions: Remove and replace the existing wheelchair ramp in the Pacific Avenue right-of-way to comply with current ADA requirements, install a minimum 5-foot-wide landscape area abutting the west property line, and stripe the car park for one-way traffic circulation.

CORRESPONDENCE:

No correspondence was received.

APPLICANT:

Rosa Cazares, 3139 Pacific Ave, Forest Grove, OR 97116:

Ms. Rosa Cazares came to the front, and let the Commissioners know that La Mota currently has 24 cannabis retail markets in 10 cities within Oregon. All real estate is purchased by the company with a majority of the business ran by women. Ms. Cazares believes Forest Grove will be a great fit for their company. Their company has been in business for about 5 years. The goal of their company is for customers to have safe access to recreational marijuana. Any alterations or conditions the City has required will be met.

PROPONENTS:

None.

OPPONENTS:

None.

OTHER:

None.

REBUTTAL:

None.

Vice Chair Ruder closed the public hearing at 7:33 p.m.

COMMISSIONER DISCUSSION:

Vice Chair Ruder asked for any questions or discussion.

Commissioner Rojas wanted to confirm that there was no regulation limiting the amount of marijuana businesses in a City, and Mr. Reitz confirmed that there is not.

Vice Chair Ruder asked why this sort of tenant improvement gets brought to the Commission as a conditional use application. Commissioner Sanderson explained that it is a way for the public to comment on the application.

Vice Chair Ruder inquired why the one-way traffic circulation is being recommended, and the applicant came forward to explain how parking and circulation will work within the site.

Commissioner Rojas moved a motion to approve file number 311-20-000029-PLNG – Conditional use permit for a recreational cannabis dispensary located at 3139 Pacific Avenue with the conditions recommended by the City. Commissioner Sanderson seconded the motion.

Roll Call Vote on Motion: AYES: Vice Chair Ruder; Commissioners Rojas, Sanderson, Nakajima, Redwine, and Danko. NOES: None. ABSENT: Commissioner Smith. MOTION CARRIED 6-0.

C. ACTION ITEMS:

None.

D. WORK SESSION ITEMS:

None.

3. BUSINESS MEETING:

A. APPROVAL OF MINUTES:

Commissioner Rojas moved to approve the minutes of the January 21st, 2020 meeting. Commissioner Nakajima seconded. Commissioners Redwine and Danko abstained from the vote. Motion passed 4-0.

B. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR:

Vice Chair Ruder opened the floor for nominations for Planning Commission Chair. Commissioner Rojas nominated Phil Ruder. Commissioner Nakajima seconded the nomination. There were no additional nominations made. All Commissioners were in favor of Phil Ruder as Chair of the Planning Commission.

Vice Chair Ruder opened the floor for nominations for Planning Commission Vice Chair. Vice Chair Ruder nominated Hugo Rojas. Commissioner Nakajima seconded the nomination. There were no additional nominations made. All Commissioners were in favor of Hugo Rojas as Vice Chair of the Planning Commission.

C. REPORTS FROM COMMISSIONERS/SUBCOMMITTEES:

None.

D. DIRECTOR'S REPORT:

Community Development Director Bryan Pohl updated the Commissioners on upcoming meetings. On June 15th a site plan and design review for a commercial building will come to the Commission, as well as a 20-unit planned residential development off Kingwood Street.

A work session on the Neighborhood Mixed Use zone will be coming to the Commission, but the City is waiting until this meeting can be done in-person. Performing meetings via Webex is a very difficult format to conduct a successful work session.

On July 6th there will be a site plan and design review for an apartment complex applied for at the Albertson site.

The Urban Renewal Agency received one application for Site B at the Jesse Quinn location. This application include construction of a grocery store along with 12 affordable housing units.

The Oak Street concept plan is underway for the rezoning of that area based on the City's needs for housing and mixed use.

Decorative banner poles and streetscapes concepts have been selected by a joint URAC/PAC selection committee and are under contract for summer installation.

- E. **ANNOUNCEMENT OF NEXT MEETING:**
The next meeting is to be held on June 15th, 2020.

- F. **ADJOURNMENT:**
The meeting was adjourned at 7:57 p.m.

Respectfully submitted by:

Cassi Bergstrom
Planning Commission Coordinator