



A place where families and businesses thrive.

**Planning Commission
Community Auditorium and Zoom
1915 Main Street, Forest Grove, OR
Monday, April 4th, 2022, 7:00 pm**

1. CALL TO ORDER AND ROLL CALL:

Chair Phil Ruder called the Planning Commission public hearing to order at 7:00 p.m. via Zoom 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 Shannon Reynolds 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 on their website. To view the recorded meeting, please visit <http://tvctv.org/>. The public was allowed to attend via Zoom or observe in the Community Auditorium as space allowed.

Roll Call:

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

Planning Commission Excused:

Staff Present: Bryan Pohl, Community Development Director (in the Community Auditorium); Dan Riordan, Senior Planner (on Zoom); Shannon Reynolds, Planning Commission Coordinator (in the Community Auditorium).

2. PUBLIC MEETING:

A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:

None.

B. DELIBERATION OF CLOSED PUBLIC HEARING:

(1.)File No. 311-22-000003-PLNG – Oregon House Bill HB 2001 Proposed Amendments to the text of the Forest Grove Development Code (Middle Housing Law) and SB 458 (Middle Housing Divisions)

Chairman Phil Ruder opened the closed deliberation hearing at 7:00 p.m. and asked for a brief presentation from Senior Planner, Dan Riordan.

Mr. Riordan provided the Commissioners with a summary of the HB 2001 Proposed Amendments to the text of the Forest Grove Development Code (Middle Housing Law) and SB 458 (Middle Housing Divisions). The Planning Commission is being asked to make a recommendation to the City Council. City Council will adopt an Ordinance to make the Development Code text changes. There are two upcoming Public Hearings with City Council in which File No. 311-22-000003-PLNG will be presented; April 11th and April 25th.

Commissioners deliberated briefly on each section of the text amendment changes and provided feedback to Mr. Riordan. They focused discussion on combining the R-10 and R-7 Zoning Districts, minimum lots sizes and dimensions and allowing detached duplexes. Discussion also included requiring at least three homes in a cottage cluster and modifying the current dwelling diversity standard. Dan Riordan will compile recommendations for presentation to City Council.

Commissioner Sanderson moved a motion to recommend and adopt File No. 311-21-000003-PLNG Oregon House Bill HB 2001 Proposed Amendments to the text of the Forest Grove Development Code (Middle Housing Law) and SB 458 (Middle Housing Divisions) as discussed and agreed upon at the Planning Commission meeting. Commissioner Nakajima seconded the motion.

COMMISSIONER DISCUSSION:

Roll Call Vote on Motion: AYES: Chair Ruder; Commissioners Nakajima, Danko, Sanderson, and Redwine. NOES: None. ABSTAIN: None. ABSENT: Commissioner Nakajima. MOTION CARRIED 5-0.

C. ACTION ITEMS:

None.

3. BUSINESS MEETING:

A. APPROVAL OF MINUTES:

None.

B. DIRECTOR'S REPORT:

Bryan Pohl provided an update to the Commissioners. The Climate Friendly and Equitable Communities (CFEC) rules are on the horizon. A few other Development Code amendments will be presented soon concerning cannabis, outdoor entertainment and gravel parking. He updated on meetings returning to "in person" and noted that Commissioners were in favor as well. Meetings will still be made available online for those who are unable to attend in person. Two new members

have been recommended for appointment to the Planning Commission. Their official appointment will be made at the April 11th City Council meeting..

E. ANNOUNCEMENT OF NEXT MEETING:

The next meeting is scheduled for Monday, April 18th, 2022 at 7 p.m.

F. ADJOURNMENT:

The meeting was adjourned at 8:20 p.m.

Respectfully submitted by:

Shannon Reynolds
Planning Commission Coordinator