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**Planning Commission
Community Auditorium and Zoom
1915 Main Street, Forest Grove, OR
Monday, April 18th, 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.

The meeting was held in person in the Community Auditorium and 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.

Roll Call:

Planning Commission Present via Zoom Remotely: Chair Phil Ruder; Commissioners Lisa Nakajima, Joel Redwine, Ginny Sanderson, Teri Bjorn and Tim Farrell.

Planning Commission Excused: Commissioner Julia Danko

Staff Present: Bryan Pohl, Community Development Director (in the Community Auditorium); Dan Riordan, Senior Planner (in the Community Auditorium); Shannon Reynolds, Planning Commission Coordinator (in the Community Auditorium); Greg Robertson, Public Works Director (in the Community Auditorium) and Rich Blackmun, City Engineer (in the Community Auditorium).

2. PUBLIC MEETING:

A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:

None.

B. PUBLIC HEARING:

(1.)File No. 311-22-000006-PLNG – Water Master Plan Update: Planning Commission to review the Water Master Plan for consistency with applicable Comprehensive Plan goals and policies, and make recommendation to adopt an ordinance adopting the Master Plan.

Chairman Phil Ruder opened the Public Hearing at 7:02 p.m. by welcoming the new Planning Commission members and reading the legislative hearing procedures. He asked for a brief presentation from Senior Planner, Dan Riordan.

Mr. Riordan provided the Commissioners with an overview of the Water Master Plan update. Commissioners were asked to consider the update with consistency to the Oregon Statewide Land Use Planning Goal 11 (Public Facilities), Forest Grove Comprehensive Plan Water Service Goals and the Forest Grove Comprehensive Water System Policies. Dan summarized that his recommendation demonstrates consistency with each item and recommends Planning Commission approve a motion recommending City Council adopt an ordinance approving the Water Master Plan Update and amending the text of the Forest Grove Comprehensive Plan to add the Plan update as a technical appendix.

Brian Ginter, Murraysmith, 888 SW 5th Ave Suite #1170, Portland, OR 97204 gave a presentation to the Planning Commissioners on the Water Master Plan Update (WSMP). The purpose of the WSMP is to perform an analysis of the City of Forest Grove's water system and document water system upgrades, estimate future water requirements, identify the City's recent water system seismic resilience, identify deficiencies and recommend water facility improvements, provide a recommended Capital Improvement Program (CIP) and comply with water system master planning requirements for Public Water Systems. Mr. Ginter spoke on the required legislative steps for approving the WSMP. A draft will be submitted to the State for approval. Presentation will be given to the Planning Commission as well as a first and second reading at City Council. Upon approval of the WSMP it will be included in the City of Forest Grove's Comprehensive Plan.

Commissioners discussed and posed various questions to Brian Gunter and Engineering staff. Staff responded to questions regarding how the cost would be distributed over the five-year span. Greg Robertson responded to the question regarding the addition of seismic upgrades. This will be an additional expense of \$22 million. Some of these will be completed concurrently as upgrades are made to various sections of the improvement project. Commissioner Bjorn inquired about water usage throughout the City that showed higher consumption. Mr. Ginter provided a response to the question of how they modeled the city's future growth in the Water Master Plan Update which was determined by using the potential maximum density as modeled in HB 2001.

The Public Hearing was closed at 8:13 p.m.

COMMISSIONER DISCUSSION:

Commissioners agreed the Water Master Plan Update should be recommended to City Council for approval.

Commissioner Bjorn moved a motion to approve and recommend that City Council adopt File No. 311-21-000006-PLNG an ordinance approving the Water Master Plan Update and amending the text of the Forest Grove Comprehensive Plan to add the Plan update as a technical appendix. Commissioner Redwine seconded the motion.

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

C. **ACTION ITEMS:**
None.

3. **BUSINESS MEETING:**

A. **APPROVAL OF MINUTES:**

Commissioner Nakajima moved to approve the minutes of the March 22nd and April 4th meeting. Commissioner Redwine seconded. Motion passed with 4 votes in favor, and 2 abstention. Chair Ruder recommended a vote on receiving Planning Commission meeting materials digitally or hard copy. Preferences were noted.

B. **DIRECTOR'S REPORT:**

Bryan provided a director's report to the Planning Commission. Park View Terrace has been appealed by three different applicants and will be heard at the May 9th City Council meeting. A Planning Commission work session will be scheduled for May 2nd to discuss Code text amendments. City Council had their first hearing on HB 2001. Mr. Riordan updated the Commission on the appeal of Davis Estates PD. The applicant has appealed the decision to City Council regarding the continued sewer construction of Main Street.

E. **ANNOUNCEMENT OF NEXT MEETING:**

The next meeting is scheduled for Monday, May 2nd, 2022 at 7 p.m.

F. **ADJOURNMENT:**

The meeting was adjourned at 8:38 p.m.

Respectfully submitted by:

Shannon Reynolds
Planning Commission Coordinator