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**Planning Commission  
Community Auditorium and Zoom  
1915 Main Street, Forest Grove, OR  
Monday, March 7th, 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, Joel Redwine, and Ginny Sanderson.

**Planning Commission Excused:** Commissioner Lisa Nakajima

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

**2. PUBLIC MEETING:**

**A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:**

None.

**B. CONTINUANCE OF (CLOSED) PUBLIC HEARING:**

**(1.) File No. 311-21-000042-PLNG – Planned Residential Development consisting of 133 single family detached and 32 attached residential lots located at the 700 Block of Watercrest Road, Washington County Tax Lot 1N4360003400**

**COMMISSIONER DISCUSSION:**

Chair Ruder opened the deliberation discussion and asked for any questions Commissioners may have to be presented to staff. Chair Ruder inquired of the height limitations for homes in this development. Senior Planner, Amy Kreimeier responded, 35 ft was the maximum. Commissioner Sanderson inquired of any abatement requirements for the neighboring properties in reference to wildlife and rodent management. Amy Kreimeier responded this is an area that can be difficult to enforce. Bryan Pohl mentioned there currently are no regulations in regards to this specific "green space" that would apply to the regulation of wildlife. Commissioner Sanderson continued on the importance for the Planning Commission to continue appealing to the County for needed improvements to Thatcher Road. Bryan reminded the Commission that the development will bring additional Transportation Development Tax revenue which could potentially impact this area as well as an upcoming road improvement project that will impact the connection of Thatcher Road and Gales Creek Road. Commissioner Danko inquired about the City's tree regulations in regards to height and possible view sheds as the trees grow larger in the development. Bryan responded that the Forest Grove Development Code does not regulate views as a benefit to private property owners in the current code. Commissioner Redwine asked what the minimum walking distance is to required community parks in new developments. Amy Kreimer stated she does not recall any specific "minimum" walking distance in the current code. The general rule of thumb for "walkable areas" that is used is  $\frac{1}{4}$  to  $\frac{1}{2}$  mile. Amy Kreimeier also pointed out the dedicated green spaces throughout the development. Chair Ruder continued the discussion of various benefits the development will bring to the City of Forest Grove.

The Planning Commission discussed accepting the staff proposed conditions of approval with an additional condition for the applicant to construct an off-site 5-foot wide sidewalk improvement along the west side of Thatcher Road up to Nichols Lane, and a street crossing at the intersection of Nichols Lane and Thatcher Road, contingent upon dedication of necessary right-of-way and construction easements by Tax Lot 4500, and approval by Washington County

**Commissioner Sanderson moved a motion to approve file number 311-21-0000042- PLNG – Planned Residential Development consisting of 133 single family detached and 32 attached residential lots located at the 700 Block of Watercrest Road, Washington County Tax 1N4360003400 motion to approve the application subject to the conditions of approval as proposed in the staff report with the following exceptions. We will go with the proposed alternative condition listed in the staff report with an additional condition as follows; The applicant shall construct an offsite 5-foot wide sidewalk improvement along the west side of Thatcher Road up to Nichols Lane, and a street crossing at the intersection of Nichols Lane and Thatcher Road, contingent upon dedication of necessary right-of-way and construction easements by Tax Lot 4500, and approval by Washington County. Joel Redwine seconded the motion.**

**Roll Call Vote on Motion: AYES: Chair Ruder; Commissioners Sanderson, and Danko and Redwine. NOES: None. ABSTAIN: None. ABSENT: Commissioner Nakajima. MOTION CARRIED 4-0.**

**C. ACTION ITEMS:**

None.

**D. WORK SESSION ITEMS: HB 2001 – Development Code Amendment Package**

Senior Planner Dan Riordan presented a power point presentation on HB 2001 and the code sections that would be amended by its implementation.

Dan summarized several main takeaways of the code changes with HB 2001:

- Housing types previously considered multifamily will now be allowed in the areas zoned for single unit homes. The intent is to promote less expensive housing in high opportunity areas and improve equity by expanding housing choices.
- There will not be required design review for middle housing types as well as public notice.
- HB 2001 will not result in significant changes to established neighborhoods as it proposes a 1% increase for infill lots and a 3% increase for newly developing areas.
- HB 2001 blurs the distinction between the various low density residential zones by combining some existing zones. R5, R7 and R10 will be combined as RL (Residential Low). RM (Residential Medium) and Multi-Unit (High) Residential will now be RH.

The proposal to the Commissioners is as follows:

- Remove ambiguous wording throughout the Code to make standards clear as possible
- Alter the Development Code (Article 3) base zoning and Article 8 (General Development) standards for compliance with the Oregon Administrative Rules.
- Include design standards for townhomes and cottage clusters consistent with the Oregon Model Code.
- Reduce off-street parking requirements consistent with the Oregon Administrative Rules.
- Remove the dwelling diversity standard since it is open to interpretation and not clear or objective.
- Update definitions for key terms, middle housing types, and allow for detached duplexes
- Incorporate Senate Bill 458 (2021) requirements for middle housing land divisions.

Planning Commission will vote on code amendment changes to recommend to City Council at the Public Hearing on March 22<sup>nd</sup>.

**3. BUSINESS MEETING:**

**A. APPROVAL OF MINUTES:**

Commissioner Redwine moved to approve the minutes of the February 7th meeting. Commissioner Sanderson seconded. Motion passed 4-0.

**B. PLANNING COMMISSION VACANCIES UPDATE:**

Bryan did not have a current update but will report back at the next meeting.

**C. COMMISSIONER/SUBCOMMITTEE REPORT:**

None

**D. DIRECTORS REPORT:**

None

**E. ANNOUNCEMENT OF NEXT MEETING:**

The next meeting is scheduled for Tuesday, March 22nd, 2022 at 7 p.m.

**F. ADJOURNMENT:**

The meeting was adjourned at 8:55 p.m.

Respectfully submitted by:

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Shannon Reynolds  
Planning Commission Coordinator