



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: July 10, 2015
Jurisdiction: City of Forest Grove
Local file no.: CPA-15-00290/ZNC-15-
DLCD file no.: 003-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 06/22/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 53 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE	
File No.:	003-15 {23681}
Received:	7/9/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Forest Grove

Local file no.: **CPA-15-00290/ZNC-15-00291**

Date of adoption: June 22, 2015 Date sent: 7/9/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 3/20/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

The Planning Commission made minor changes to the initial recommendation as a result of their deliberations. Approx. 3.1 acres of land recommended as MFR Low (RML) was changed to SFR (R5) and approx. 2.92 acres of land recommended for SFR (R5) was changed to SFR (R7)

Local contact (name and title): Daniel Riordan

Phone: (503) 992-3226

E-mail: driordan@forestgrove-or.gov

Street address: 1924 Council Street

City: Forest Grove

Zip: 97116

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

Not Applicable

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- | | | | |
|-------------------------------|---------------|-------------|--|
| Change from B-Standard | to C-Low | 6.78 acres. | A goal exception was required for this change. No |
| Change from Medium Dens. Res | to A-Medium | 3.10 acres. | A goal exception was required for this change. No |
| Change from Medium Dens. Res. | to B-Standard | 2.92 acres. | A goal exception was required for this change. No |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address): 1S-04W-01

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from SFR (R-7)	to SFR (R-10)	Acres: 6.78
Change from MFR Low (RML)	to SFR (R-5)	Acres: 3.10
Change from MFR Low (RML)	to SFR (R-7)	Acres: 2.92
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 1S-04W-01

List affected state or federal agencies, local governments and special districts: No federal agencies, local governments or special districts are directly affected by this amendment. The area is in the Portland area UGB and Metro boundary. Notification was provided to Metro.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

The Forest Grove Planning Commission considered six alternatives for land use south of Pacific Avenue and east of Ritchey Road. The subject area is in extreme southwest Forest Grove adjacent to the UGB and Gales Creek floodplain. The area exhibits a 10% to 12% slope from Pacific Avenue toward the floodplain. The purpose of the map amendments is to designate the land appropriately given location and natural features.

ORDINANCE NO. 2015-06

**ORDINANCE AMENDING THE FOREST GROVE COMPREHENSIVE PLAN MAP AND
REZONING CERTAIN TRACTS OF LAND EAST OF RITCHEY ROAD
AND SOUTH OF PACIFIC AVENUE; FILE NO. CPA-15-00290/ZNC-15-00291**

WHEREAS, the City desires to legislatively amend the Forest Grove Comprehensive Plan Map and Official Zoning Map for certain tracts of land as shown on Exhibit A; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed amendments to the Comprehensive Plan map and Official Zoning Map on May 18, 2015; and

WHEREAS, the Planning Commission adopted a recommendation and made findings supporting the amendments on May 18, 2015; and

WHEREAS, on May 6, 2015, notice of the public hearing was mailed to property owners within the notification area as required by Article 1 of the Forest Grove Development Code; and

WHEREAS, notice of the City Council public hearing was published in the Forest Grove News-Times on June 3, 2015; and

WHEREAS, a report was prepared as required by law and the City Council having considered the report and testimony at the public hearing does hereby favor amendment to the Comprehensive Plan map and Official Zoning Map as recommended by the Planning Commission.

NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1. The City of Forest Grove City Council hereby approves amending the Comprehensive Plan Map and Official Zoning Map as shown on Exhibit A.

Section 2. The City Council adopts the findings and conclusions and the staff report dated June 8, 2015.


PRESENTED AND PASSED the first reading this 8th day of June, 2015.

PASSED the second reading the 22nd day of June, 2015



Anna D. Ruggles, City Recorder

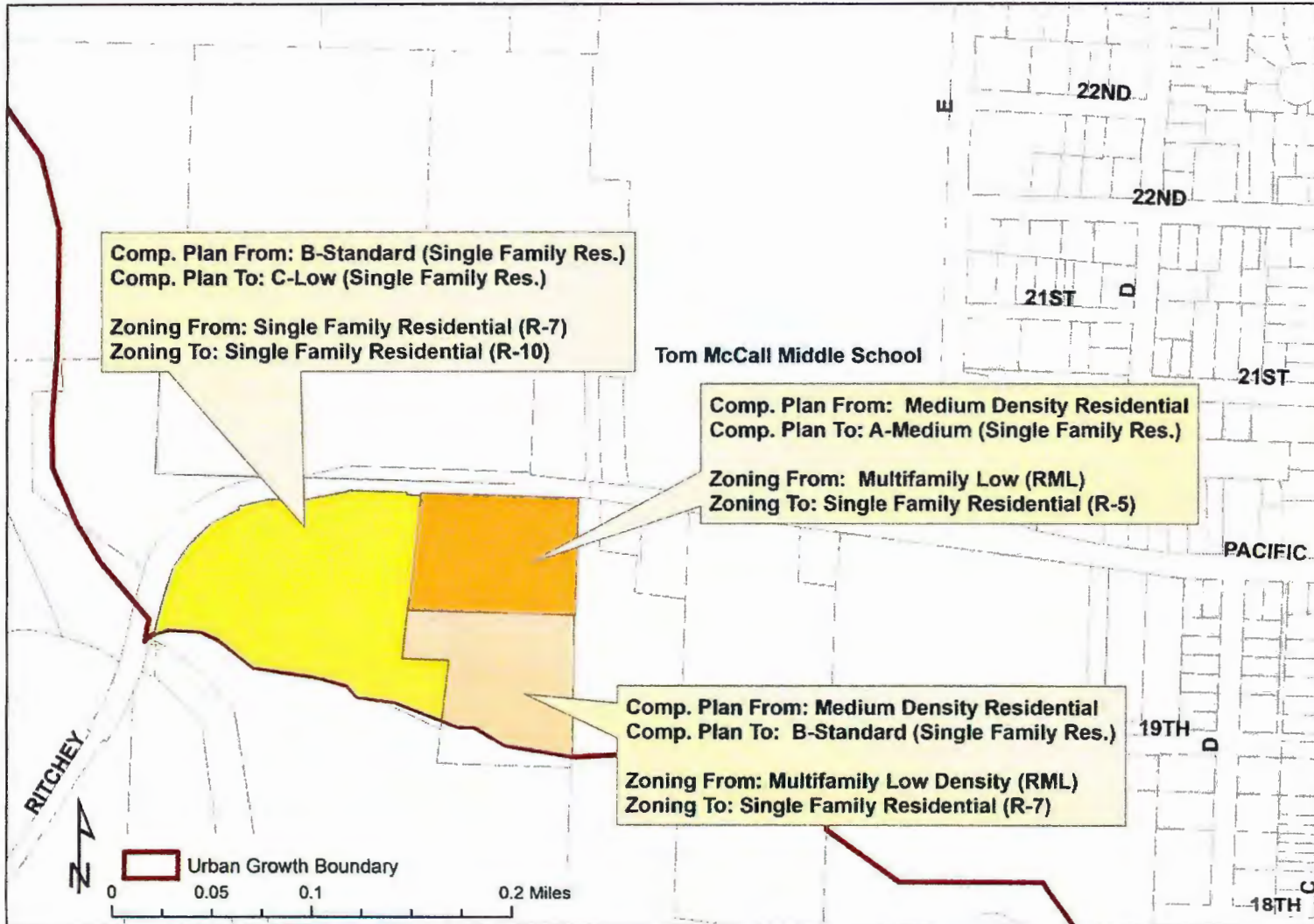
APPROVED by the Mayor this 22nd day of June, 2015.



Peter B. Truax, Mayor

EXHIBIT A

Proposed Comprehensive Plan Map and Zoning Map Amendment
CPA-15-00290/ZNC-15-00291





Date: June 8, 2015

**ORDINANCE APPROVING THE PLANNING COMMISSION RECOMMENDATION TO
LEGISLATIVELY AMEND THE COMPREHENSIVE PLAN AND ZONING MAPS
AFFECTING PROPERTY LOCATED EAST OF RITCHEY ROAD AND SOUTH OF
PACIFIC AVENUE (CPA-15-00290/ZNC-15-00291)**

PROJECT TEAM:

Daniel Riordan, Senior Planner
Jon Holan, Community Development Director
Thomas E. Gamble, City Manager Pro Tem

ISSUE STATEMENT: City Council consideration of an order approving the Planning Commission recommendation to amend the Comprehensive Plan Map and Zoning Map designations for property located east of Ritchey Road and south of Pacific Avenue.

BACKGROUND:

During the revision to the Comprehensive Plan the Planning Commission expressed interest in continuing discussion about future land use in the area south of Pacific Avenue and east of Ritchey Road (Attachment A). This report describes legislative Comprehensive Plan Map and Official Zoning Map amendments for the area shown on Attachment A east of Ritchey Road and south of Pacific Avenue (subject area). The amendment addresses the unique qualities of the subject area including the area's location at the urban/rural interface along the UGB, proximity to the Gales Creek floodplain and the sloping topography characteristic of the area.

The total land area of the subject area is approximately 12.4 gross acres. Of this, approximately 6.9 gross acres are currently designated B-Standard/R-7 with 5.5 gross acres designated RML (Attachment A).

Since at least the early 1980s the entire subject area was designated for high density residential development on the Forest Grove Comprehensive Plan Map. As property annexed into the City, the area was rezoned from the County's future development zone to the City's high density residential zone (RMH). The area immediately to the east of the subject area remains RMH and is the location of the Gales Creek Terrace planned residential development.

Concurrent with the update to the Forest Grove Comprehensive Plan in 2014, the area along Ritchey Road was changed from RMH to Single Family B-Standard (R-7). The area between the B-Standard zoning, along Ritchey Road, and the Gales Creek Terrace site was changed from RMH to Medium Density Residential (RML). This change was an initial attempt at promoting a land use pattern supporting a transition in density as distance increases from the Town Center.

The current proposal is to legislatively change the Comprehensive Plan and Official Zoning Map designation as follows. The current B-Standard (R-7) area would change to C-Low (R-10) and the current RML area would change to B-Standard (R-7). This approach also provides a transition in density as distance increases from the Town Center. The proposed map amendment addresses the unique nature of the area near the rural/urban interface along the UGB and the sloping topography in the area near the Gales Creek floodplain. The map amendment also reinforces the single family residential character along Pacific Avenue including a single family detached dwelling constructed in 2009/2010.

On May 18, 2015 the Planning Commission held a public hearing to consider alternative land use designations for the area south of Pacific Avenue and east of Ritchey Road. The Planning Commission considered six land use alternatives. The alternatives, including the Planning Commission recommended alternative, are explained in detail below.

ALTERNATIVES

Staff prepared several land use alternatives for discussion by the Planning Commission. The first alternative is the zoning as it exists today reflecting the update to the Forest Grove Comprehensive Plan. The other alternatives reflect various configurations of low and moderate density development.

- Alternative 1: Current Zoning (January 2014)
- Alternative 2 (Property Owner Proposal)
- Alternative 3: Low Density Single Family Residential
- Alternative 4: Moderate Density Residential (RML)
- Alternative 5 (Mixed-Density)
- Alternative 6 (Preferred Alternative)

Attachment B summarizes the land use alternatives considered by the Planning Commission including the Planning Commission's preferred alternative. If approved, by the City Council, the Planning Commission preferred alternative would change the zoning from Single Family Residential (R-7) to Single Family Residential (R-10). The R-7 zone requires a target density of 6.22 dwellings per net acre. In contrast, the R-10 zone requires a target density of 4.35 units per net acre. This represents a 30% reduction in development density along Ritchey Road. In terms of housing units, this proposed change would result in approximately 9 fewer homes compared with the current zoning.

If approved, the Planning Commission recommendation would also change the Multifamily Low Density (RML) zoning to a combination of Single Family Residential (R-7) and (R-5). The RML zoning has a target density of 12 units per net acre. In contrast, the R-7 zoning designation has a target density of 6.22 units per net acre. The R-5 zone has a target density of 8.71 units per net acre. This represents a reduction in development density of approximately 38% if the change from RML to R-5/R-7 is made. In terms of housing units, this proposed change would result in approximately 28 fewer homes compared with the current zoning.

ANALYSIS AND REQUIRED FINDINGS

Attachment C shows how the Planning Commission's preferred alternative (Alternative 6) complies with land use development policies. These policies include:

1. Consistency with applicable Comprehensive Plan policies
2. Consistency with Metro Regional Framework Plan
3. Consistency with Metro Urban Growth Management Functional Plan
4. Consistency with Oregon Statewide Land Use Planning Goals.

FISCAL IMPACT: If implemented, the proposed change to the Comprehensive Plan and Zoning maps could affect future property tax collections. This is because the proposed changes will reduce development intensity in the area currently designated as "Residential Multi-Family Low". The proposed change will also likely alter the form of development. The current zoning designation promotes attached and small-lot detached single family dwellings on lots as small as 3,500 square feet. In contrast, the proposed change will promote single family detached dwellings on larger lots (5,000 to 7,000 square feet in area). This change in development form could impact future property tax collections as explained below.

The proposed change in density will reduce the number of dwellings allowed in the affected area since larger lot sizes will be required. Although there will be fewer units in the affected area, property values in the area will likely be higher since the homes will be larger and more expensive. As such, the higher property values associated with larger and more expensive dwellings could potentially offset property tax collections otherwise generated by a greater number of dwelling units. However, the overall fiscal impact is unknown at this time, since property tax collections are based on the taxable assessed value of property which won't be determined until homes are constructed and assessed.

STAFF RECOMMENDATION: Staff recommends the City Council approve the Planning Commission's recommendation of May 18, 2015, and adopt an ordinance to:

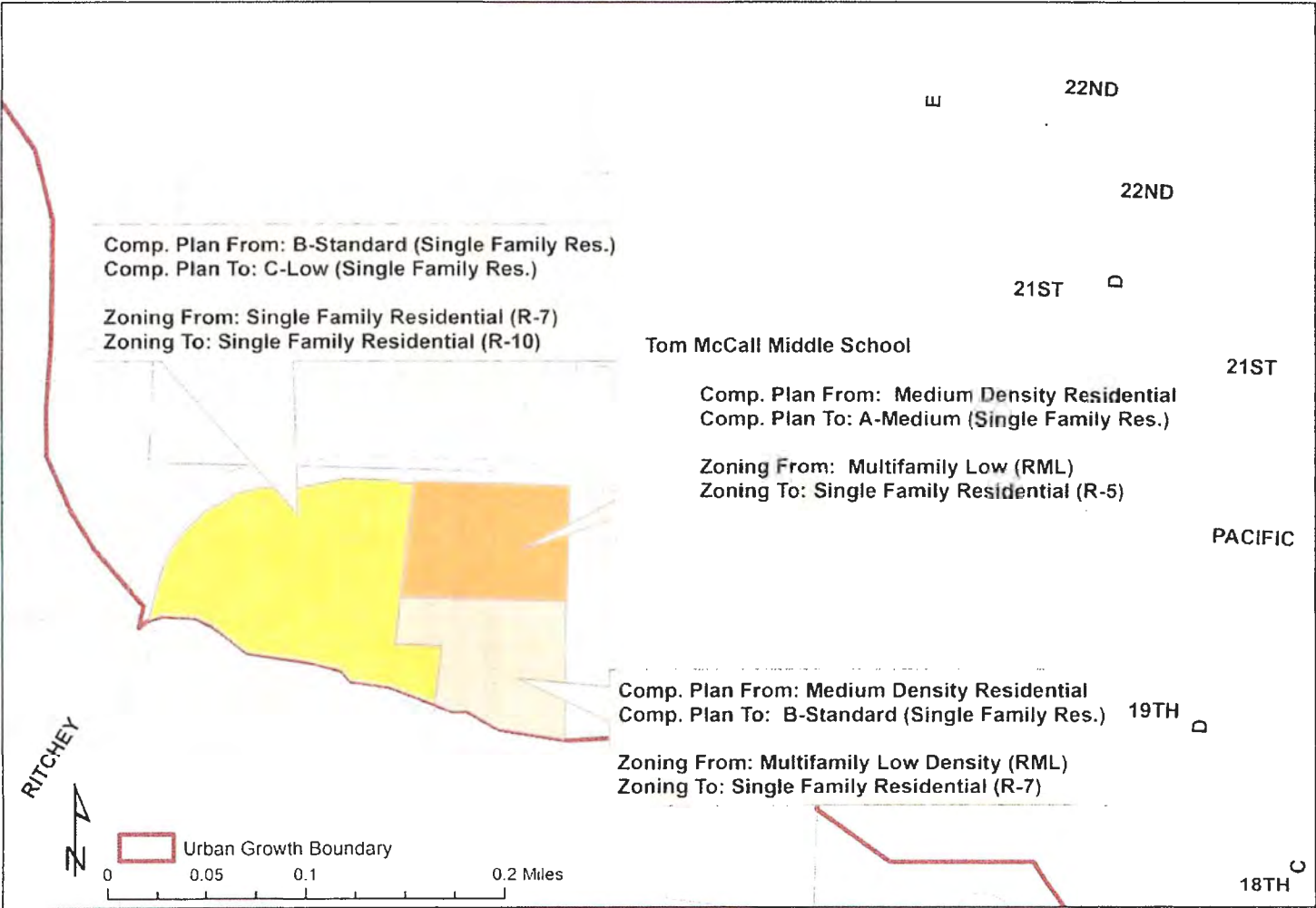
1. Amend the Comprehensive Plan Map to re-designate property along Ritchey Road from B-Standard to C-Low and Medium Density Residential to A-Medium and B-Standard south of Pacific Avenue as shown on Attachment A; and
2. Amend the Official Zoning Map to re-designate property along Ritchey Road from Single Family Residential (R-7) to Single Family Residential (R-10) and Multifamily Low (RML) to Single Family Residential (R-5) and Multifamily Low (RML) to Single Family Residential (R-7) south of Pacific Avenue as shown on Attachment A.

ATTACHMENTS:

- A. Proposed Comprehensive Plan Map and Zoning Map Amendment
- B. South of Pacific Avenue Land Use Alternatives
- C. South of Pacific Avenue Analysis and Required Findings

ATTACHMENT A

Proposed Comprehensive Plan Map and Zoning Map Amendment
CPA-15-00290/ZNC-15-00291



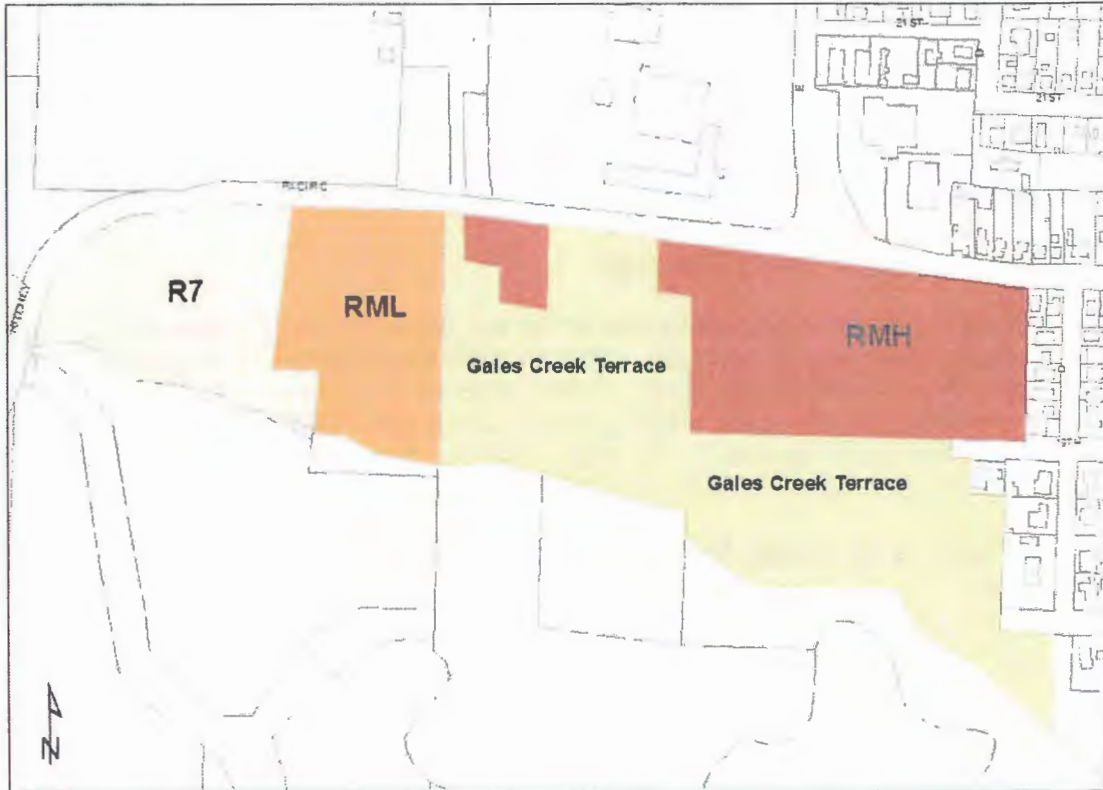
ATTACHMENT B

SOUTH OF PACIFIC LAND USE ALTERNATIVES CPA-15-00290/ZNC-15-00291

Alternative 1

Alternative 1 reflects revisions made to the Comprehensive Plan map adopted by City Council on January 23, 2014. This alternative will yield approximately 94 dwelling units in the area identified as R-7 and RML on the map below. Average net density with this alternative is approximately 8.95 dwellings per net acre. This density is consistent with Metropolitan Housing Rule requirement that the City provide for an overall density of eight or more dwelling units per net buildable acre across the City.

Alternative 1



The land use arrangement provides a transition in density along Pacific Avenue as distance increases from the Forest Grove Town Center. The highest densities are located nearest to the Forest Grove Town Center with lowest densities located near Ritchey Road. This land use arrangement is in substantial conformance with the location criteria contained in the Forest Grove Comprehensive Plan and shown on Attachment A and explained below.

In general, the area identified for low density residential development is located in an area generally suitable for home sites and single residential development density given slope, soil

types, and geology. The area identified for the R-7 land use designation is located in area with less than 20% slope and the soil type is conducive to single family homes with no basement. The area is not penetrated by arterials roads or railroads making it suitable for single family residential development. The area is also located within convenient driving distance to schools, including the Forest Grove High School, and neighborhood commercial activities located within the Town Center and along the Pacific Avenue corridor. The area is covered by the City's public facility master plans. The site will be served with full urban services when developed.

The area identified for medium density residential development is intended to provide a transition between higher density development to the east and lower density development to the west. This area is generally hazard free and suitable for home sites. The area has a slope of 10% or less. The location is not penetrated by major arterial roads or railroads. In addition, the location is within convenient driving distance to schools and neighborhood commercial activities located within the Town Center and long the Pacific Avenue corridor. The area is covered by the City's public facility master plans. The site will be served with full urban services when developed. The area identified for medium density residential development is located within ¼ mile of planned or existing transit service.

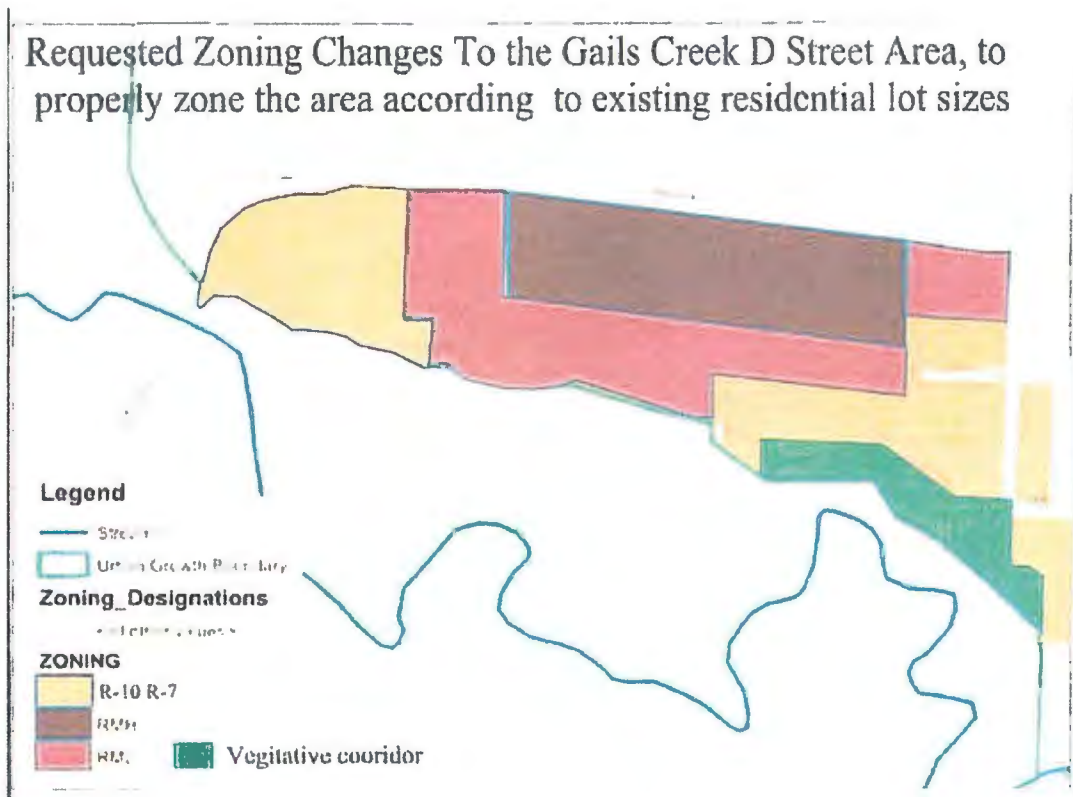
The Metropolitan Housing Rule (OAR 660-007) establishes requirements for minimum residential density for new construction. Under the rule, the City of Forest Grove must provide for an overall density of eight or more units per net buildable acre. This is a city-wide average. In addition, the Metro Code requires an offset if densities are reduced by changing land use designations. In other words, if density is reduced in one area of the city densities must be increased elsewhere to compensate.

Alternative 2 (Property Owner Proposal)

The image below shows a proposal prepared by a D Street property in response to the Gales Creek Terrace development proposal. The concept is predicated on locating high density residential (RMH) development along Pacific Avenue with moderate density residential development (RML) closer to the urban growth boundary and Gales Creek floodplain. Under this proposal, the area adjacent to and east of Ritchey Road would be designated for single family residential development. In this area the zoning would be either R-7 or R-10.

This alternative is no longer feasible due to the approval for the Gales Creek Terrace Development.

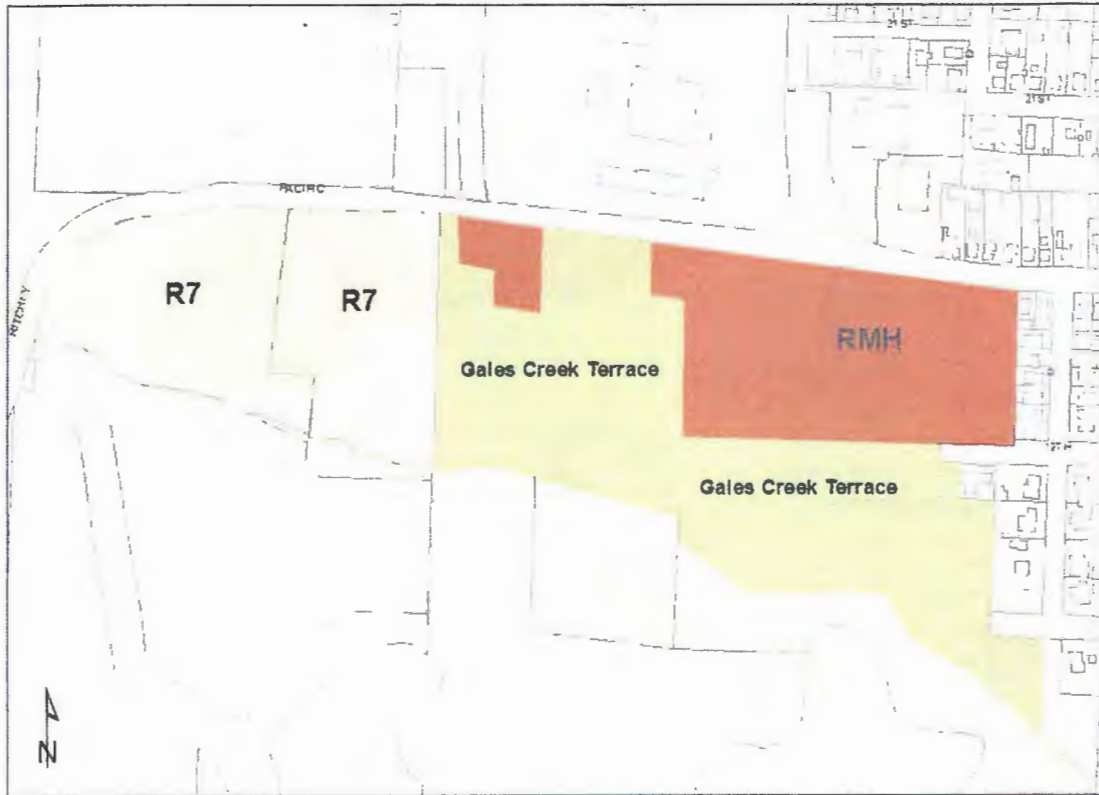
Requested Zoning Changes To the Gails Creek D Street Area, to properly zone the area according to existing residential lot sizes



Alternative 3: Low Density Single Family Residential

This alternative would reduce the allowed density in the subject area promoting single family detached dwellings at a target density of 6.22 dwellings per net acre. As stated in the Development Code, detached single-family housing is intended as the predominant housing type. Accessory dwelling units, duplexes and attached housing types such as duplexes are also permitted subject to the density limitations of the zone.

Alternative 3

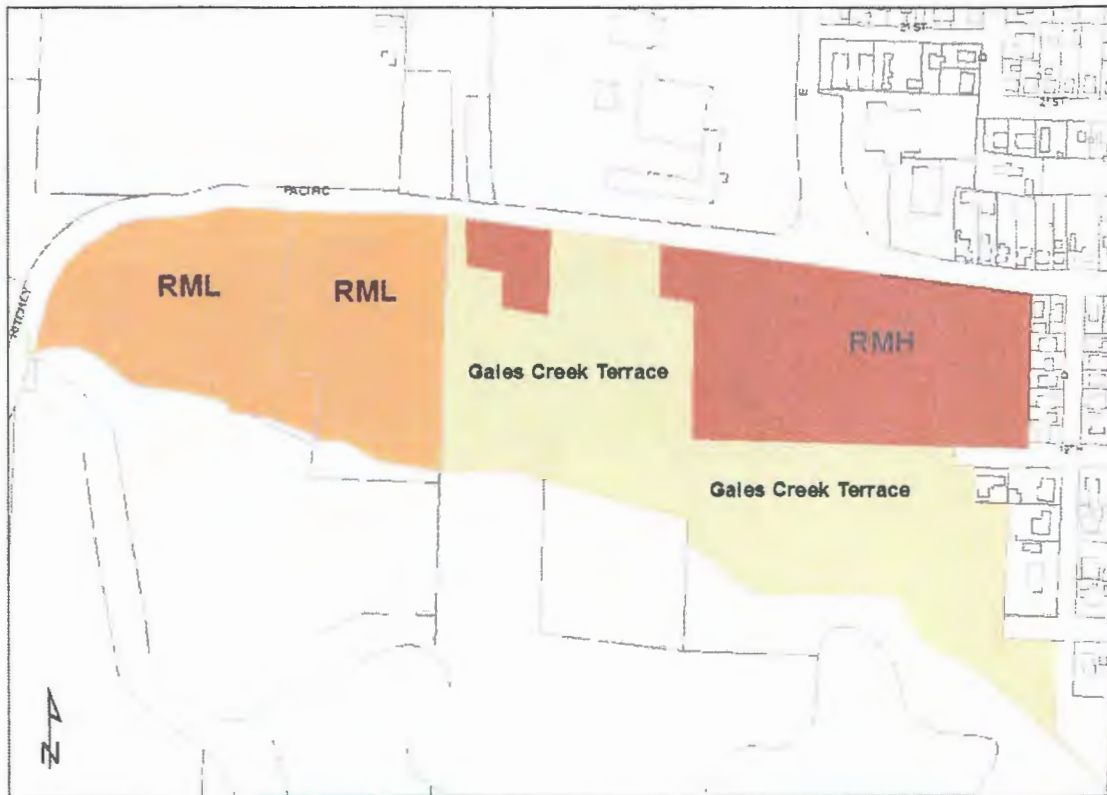


This alternative promotes a low density form of development with single family detached homes the likely development form. This alternative could yield approximately 62 single family detached housing units in the area identified R-7 on the map above. This alternative results in an average net density of approximately 6.2 dwellings per net acre. This is below the Metropolitan Housing Rule requirement that the City of eight or more dwellings per net acre. It should be noted, however, that the Metropolitan Housing Rule requirement applies to the entire area within the urban growth boundary planned for residential development not just a particular development site or area.

Alternative 4: Moderate Density Residential (RML)

This alternative provides opportunity for a variety of dwelling types. The RML zone promotes a variety of housing types. As stated in the Development Code the RML zone is intended for small lot single family housing, duplexes, attached dwellings and small multi-unit residences.

Alternative 4

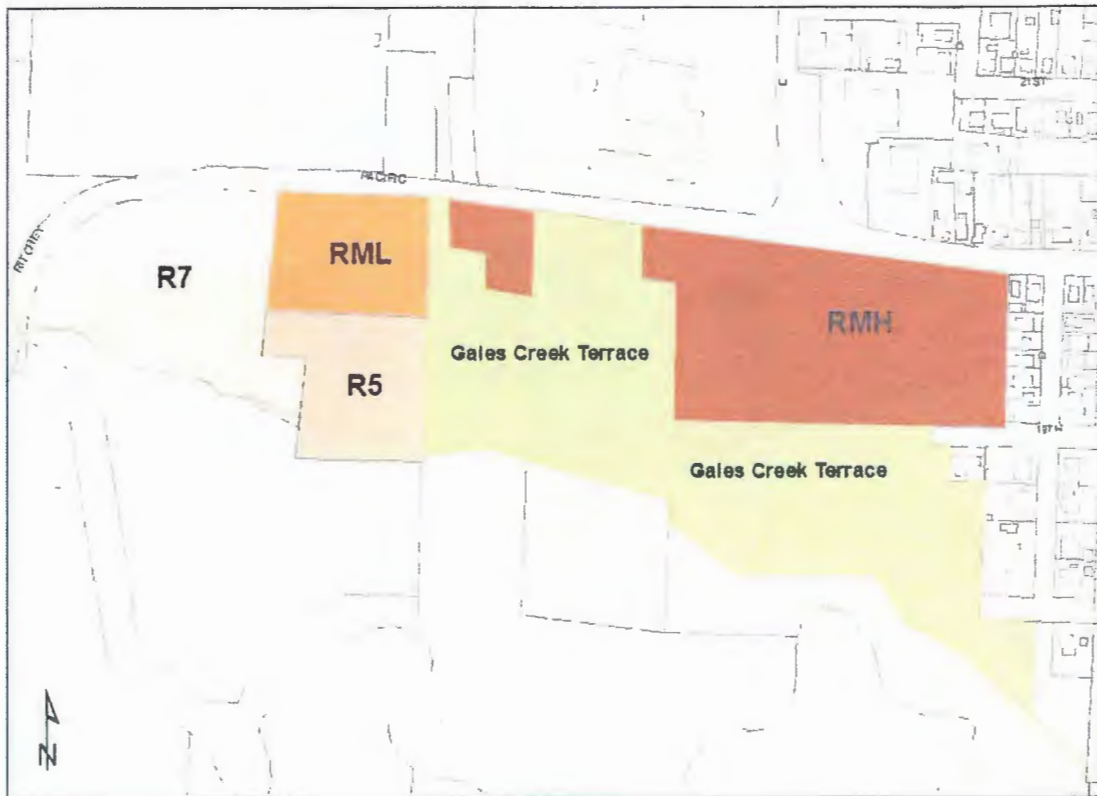


This alternative promotes a variety of housing types including single family detached units, townhouses, and duplexes. This alternative could yield approximately 120 dwelling units in the area identified as RML.

Alternative 5 (Mixed-Density)

This alternative retains R-7 zoning adjacent to Ritchey Road. The R-7 zoning designation has a target density of 6.22 dwellings per net acre. The current RML area would be reduced with the RML area closest to Pacific Avenue. The RML designation has a target density of 12.0 dwellings per net acre. The current RML area adjacent to urban growth boundary would be re-designated R-5 promoting single family detached housing units at a target density of 8.71 dwellings per net acre.

Alternative 5



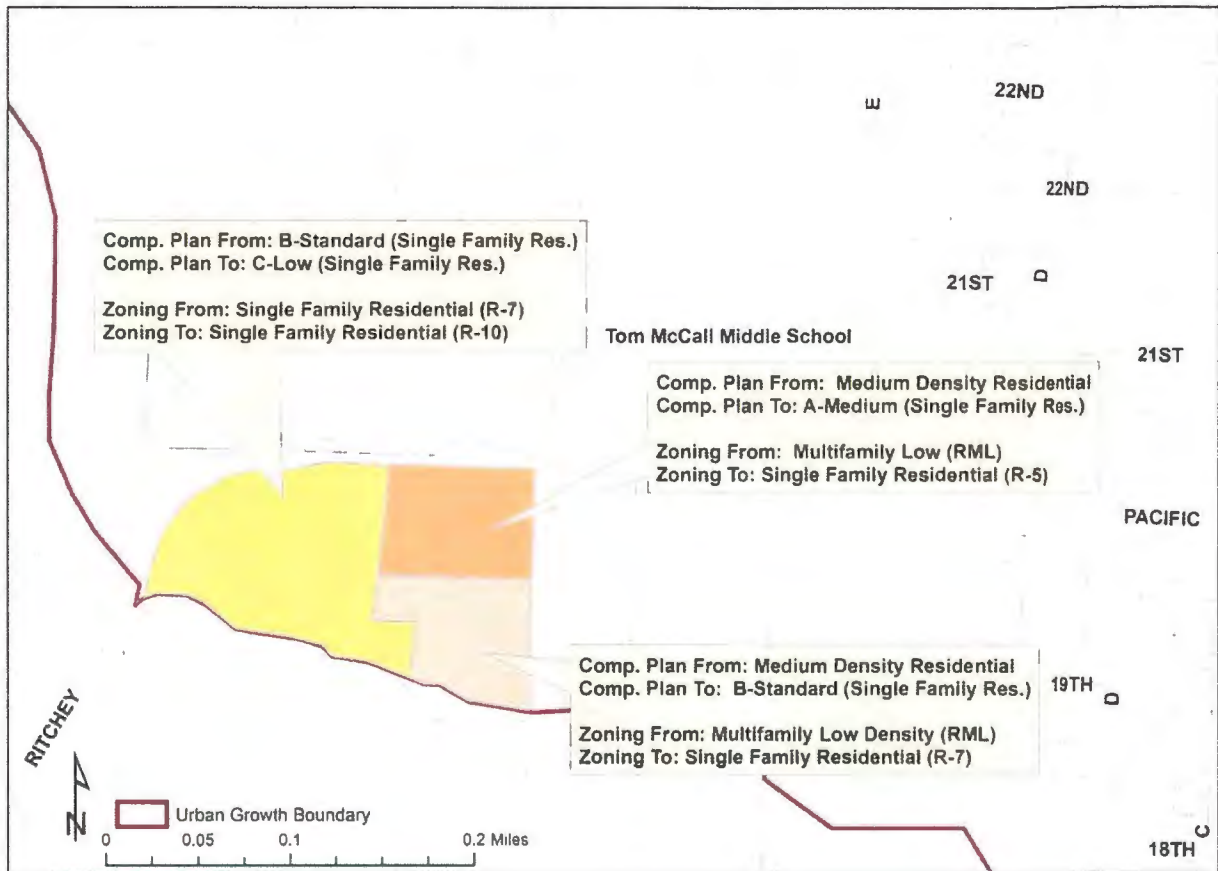
This alternative would yield approximately 84 dwelling units in the area identified as R-7, RML and R-5. The average net density is 7.7 units per net acre.

Alternative 6 (Preferred Alternative)

The preferred alternative shown below designates the area along Ritchey Road as single family residential (R-10). The area to the east south of Pacific Avenue would be designated a combination single family residential (R-5) adjacent to Pacific Avenue and single family residential (R-7) further to the south adjacent to the urban growth boundary. This alternative provides a transition in density between higher density development to the east closer to the Town Center and lower density development outside of the urban growth boundary to the west.

It should be note that much of the area proposed for R-5 and R-7 is under single ownership. As such a future development proposal is processed as a planned development density could be mixed on the site. In other words, the hard boundary between R-5 and R-7 zoning designation could disappear.

**Proposed Comprehensive Plan Map and Zoning Map Amendment
CPA-15-00290/ZNC-15-00291**



This alternative would yield approximately 57 dwelling units in the highlighted area with an average net density of approximately 5.48 dwellings per net acre. Although this alternative results in fewer housing units than the other alternatives it provides a better transition in density from the urban growth boundary on the west (Ritchey Road) and south (urban growth boundary) to higher density areas closer to the Town Center. This alternative also recognizes the current development form in the area which is single family detached dwellings. The most notable example is the single family dwelling located close to where Pacific Avenue becomes Ritchey Road.

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ATTACHMENT C

SOUTH OF PACIFIC AVENUE ANALYSIS AND REQUIRED FINDINGS

State Land Use Planning Goals

The Statewide Land Use Planning Goals applicable to this proposal include Goal 2: Land Use Planning and Goal 10: Housing.

Goal 2 requires establishment of a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for decisions and actions. The policy framework for local land use decisions is the Forest Grove Comprehensive Plan. As explained more fully below this proposal better addresses the land use location factors contained in the Comprehensive Plan.

Goal 10 addresses the housing needs of citizens of the state. In addition, Goal 10 establishes the concept of needed housing. Needed housing is defined as:

“Housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. Needed housing also includes, but is not limited to, government-assisted housing, detached single-family housing, multiple family housing, and manufactured homes, whether occupied by owners or renters.”

Needed housing as defined by Goal 10 is very broad and includes both subsidized and market rate housing. Local housing needs are documented in the City’s Economic Opportunity Analysis (EOA). The current EOA was adopted by the City in 2009. The EOA indicates a need for additional single-family detached housing units at moderate and upper price points in the City’s planning area (city limits and urban growth boundary). Adoption of this proposal will promote single family detached housing on 7,000 square foot and 10,000 square foot lots. As such this proposal will help the City address an identified housing need documented in the adopted EOA.

Consistency with Comprehensive Plan

The subject area is currently designated B-Standard and Medium Density Residential on the Forest Grove Comprehensive Plan map. The B-Standard plan designation corresponds to the R-7 single family residential zone district. The R-7 zone is intended for development of housing at a target density of 6.22 dwelling units per net acre. Detached single family housing will be the predominant housing type in this zone. Accessory dwelling units, duplexes and attached housing types are also permitted or allowed with conditional use approval.

The Medium Density Residential designation corresponds to the Residential Multifamily Low zone district. The RML zone is intended for development of housing at a target density of 12 dwelling units per net acre. Small lot single family housing, duplexes, attached dwellings and small multi-dwelling residences will be permitted housing types subject to the density limitations of the zone.

The proposal is to change the Medium Density Residential designation to the B-Standard and the current B-Standard along Ritchey Road to C-Low. The C-Low plan designation corresponds to the R-10 single family residential zone district. The R-10 zone is intended for development at a target density of 4.35 dwelling units per net acre. Detached single family housing will be the predominant housing type in this zone. Accessory dwelling units, duplexes and attached

housing types are also permitted subject to the density limitations of the zone. Staff anticipates that given the density and location, many new dwelling units would be occupied in the middle to upper end prices.

The Comprehensive Plan establishes location factors for low and medium density residential designations as describe below. The proposed map amendment better meets the location factors for low density residential development described in the Comprehensive Plan. The location factors for low density residential land use are listed below.

Location Factors Low Density Residential

1. Hazard free location suitable for home sites
2. Consideration of density related to building limitation (slope, soil, geology)
3. 20% or less slope
4. Locations bounded but not penetrated by arterials or railroads
5. Convenient driving distance to schools and neighborhood commercial
6. Availability of full urban services

In general, the subject area is suitable for home sites. The density established by the B-Low and C-Standard designation is especially suitable for the area when considering slope and soil conditions. The cross-slope in the area ranges from 10% to 20%. The greatest slope is near the UGB and the Gales Creek floodplain. The slope within the subject area is below the 20% factor for designating land for low density residential development.

In terms of the road layout, the subject area is not penetrated by arterial streets and railroads. Pacific Avenue which is the northern boundary of the study area is designated as a collector street in the Forest Grove Transportation Plan. Therefore, the proposed map amendment is consistent with this factor.

The subject area is located within convenient driving distance to schools and neighborhood commercial areas located throughout the City. This factor is also met by the map amendment.

The subject area is within the urban growth boundary and full urban services will be available at time of development. The proposed map amendment is consistent with this factor.

Applicable Comprehensive Plan Policies

The Comprehensive Plan establishes a number of policies governing land use within the City. Land Use Policy #9 states:

Development regulations shall promote a variety of housing types suitable for owner- and renter-occupants.

The EOA (page 68) indicates that an estimated 55% of housing units in the City are ownership units while an estimated 45% of housing units are rental units. This is a low ratio of ownership units compared to Washington County as a whole. Within Washington County approximately 64% of housing units are owner-occupied with approximately 36% of units being renter-occupied. Over 80% of ownership units are single family homes.

The EOA (on page 69) also shows there is a current surplus of inexpensive ownership units and a current need for more units in the median and upper price range. The current housing stock provides ample lower end units and insufficient median and higher price units.

The EOA shows a need for an additional 7 acres of R-10 land and 21 acres of R-7 land under a medium growth scenario (2.3% annual population growth) annual population growth. This increases to a need for an additional 119 acres of land zoned R-10 and 334 acres of land zoned R-7 under a high growth scenario (2.6% annual population growth). The need for RML land is 3 acres and 41 acres under the medium and high growth scenarios.

The proposed comprehensive plan map and zoning map amendment will encourage more owner-occupied housing units within the community consistent with Land Use Policy 9.

The proposal is also consistent with Comprehensive Plan Housing Policy 1.1 which states:

Establish the location and density of residential development based on the following factors:

- A. The type and distribution of housing units required to meet projected population needs;
- B. The capacity of land resources given the slope, elevation, wetlands, geological hazards, soil characteristics, and urban/rural interface;
- C. Capacity of public services and facilities including but not limited to water, sanitary sewer, fire, and police protection and transportation facilities;
- D. Proximity to services including, but not limited to, shopping, employment areas, parks, schools, and municipal services. Proximity shall be determined by distance, access, and ability to provide public and private infrastructure service to the site;
- E. Density standards for minimum residential development for new construction established by the Metropolitan Housing Rule (Oregon Administrative Rules (OAR 660-007-0035).

The table below shows how the proposed map amendment conforms to the land use factors.

Forest Grove Comprehensive Plan Residential Land Use Factors	Findings
A. The type and distribution of housing units required to meet projected population needs	The City's EOA shows a 20-year need for single family detached housing units especially at moderate to higher end price points.
B. The capacity of land resources given the slope, elevation, wetlands, geological hazards, soil characteristics, and urban/rural interface	The proposed single family residential Comprehensive Plan designation and zoning map classification reflects the capacity of the land resource given slope, soil characteristics and location at the urban/rural interface. The area has slopes ranging from 10% to near 20%. Slope data from the National Resource Conservation Service (NRCS) indicates that suitability of soils for housing construction diminishes with proximity to the Gales Creek floodplain.
C. Capacity of public services and facilities including but not limited to water, sanitary sewer, fire, and police protection and transportation facilities	The subject area is included in the City's Sewer, Storm Water Drainage, and Water Master Plans and the Forest Grove Transportation System Plan. Installation of adequate public services will be extended at the developer's expense concurrent with development.
D. Proximity to services including, but not limited	The subject area is located adjacent to the

to, shopping, employment areas, parks, schools, and municipal services. Proximity shall be determined by distance, access, and ability to provide public and private infrastructure service to the site	urban growth boundary at the urban/rural interface. The proposed Comprehensive Plan designation and zoning classification provides a transition in density from higher density areas closer to the Town Center to lower density towards the urban growth boundary to the west.
E. Density standards for minimum residential development for new construction established by the Metropolitan Housing Rule (Oregon Administrative Rules (OAR 660-007-0035).	The Metropolitan Housing Rule applies to the City as a whole. The proposed reduction in density will reduce housing capacity by approximately 32 dwelling units. This will have a negligible impact on the City's ability to comply with the Metropolitan Housing Rule given the amount of vacant and developable/redevelopable higher density land remaining in the urban growth boundary.

As described above the proposed Comprehensive Plan and zoning designations addresses the type of housing units required to project population needs described in the Economic Opportunity Analysis. The proposal also addresses the capacity of the land resources given the slope, soils characteristics and location at the urban/rural interface.

Given the limited land area involved with this proposal the change will not adversely affect the City's ability to meet density standards for minimum residential development for new construction established by the Metropolitan Housing Rule.

Metro Functional Plan

A proposal that affects local housing capacity must comply with Metro Functional Plan policies Title 1: Requirements for Housing and Employment Accommodation. Since this proposal, if adopted, will reduce housing capacity in the subject area Title 1 must be addressed.

Title 1 establishes specific criteria related to reducing housing capacity. The applicable criteria are described below.

3.07.120C: A city or county may reduce housing capacity if it increased zoned capacity by an equal or greater amount in other places where the increase is reasonably likely to be realized within the 20-year planning period.

3.07.120D: A city or county may reduce the minimum zoned capacity of a zone without increasing minimum zoned capacity in another zone for one or more of the following purposes: (1) to re-zone the area to allow industrial use under Title 4 or an education or medical facility similar to scale to those listed in Title 13, or (2) To protect natural resources pursuant to Title 3 (Water Quality and Flood Management) or Title 13 (Nature in Neighborhoods).

3.07.120E A city or county may reduce the minimum zoned capacity of a single lot or parcel so long as the reduction has a negligible effect on the city's or county's overall minimum zoned residential capacity.

This housing capacity reduction would be more than offset by the increases in residential adopted as part of the Comprehensive Plan update in 2014. Attachment B shows the increases in residential density adopted as part of this update.

Residential development density will also be increased through the amendments to the Forest Grove Development Code currently underway as part of the update to the Forest Grove Development Code. This code update will likely increase residential development densities in the City's Community Commercial zoning designation and Town Center and potentially within the City's Multifamily High zoning designation. Both map designations currently establish a target density of 20.28 units per net acre. It is expected that the target density within the Community Commercial area will increase from 20.28 units per acre to at least 40 units per acre.

Also as part of the code update the City is considering the possibility of changing the definition of "net density" in the code which will result in higher development densities in all zoning districts that allow for residential development

In addition to the planned increases to density noted above, residential development capacity within the City's planning area was increased by more than 1,507 housing units as part of the Comprehensive Plan update completed in 2014 (Attachment B). As a result of prior and planned changes to the City's Comprehensive Plan Development Code it is clear that the City meets the Title 1 criteria identified above.

Metro Region 2040 Plan/Metro Regional Framework Plan

Local changes to a Comprehensive Plan map must be consistent with the Metro Regional Framework plan also referred to as the Metro Region 2040 Growth Concept. As described below, this proposed amendment to the Comprehensive Plan is consistent with the Metro Regional Framework Plan (Region 2040 Land Use Concept).

Residential neighborhoods remain a key component of the Metro 2040 Growth Concept. Under the Growth Concept residential neighborhoods fall into two basic categories: Inner neighborhoods and Outer Neighborhoods. Inner Neighborhoods include areas such as Portland, Beaverton, Milwaukie, and Lake Oswego, and include primarily residential areas that are accessible to employment. Lot sizes are smaller and provide better access to jobs and shopping. Under the 2040 Growth Concept Inner Neighborhoods are expected to have higher density

In contrast to Inner Neighborhoods, Outer neighborhoods are farther away from large employment centers and have larger lot sizes and lower densities. Metro cites examples of Outer Neighborhoods. Outer Neighborhoods include cities such as Forest Grove, Sherwood and Oregon City.

Given, that Forest Grove is identified as an Outer Neighborhood it is expected that the City will have larger lot sizes and lower density than Inner Neighborhoods. This expectation is consistent with the findings contained in the EOA which identifies a need for single family detached dwellings in the moderate to upper price points. As a result, the proposed Comprehensive Plan Map and Official Zoning Map amendment is consistent with the Metro Region 2040 Growth Concept.

The Metro Functional Plan also establishes land use policies. Policies applicable to this proposal include Land Use Policy 1.7: Urban/Rural Transition. The table below shows how the proposal complies with Policy 1.7

Metro Land Use Policies	Findings
1.7.1 Ensure there is a clear transition between urban and rural land that makes best	This proposal supports Policy 1.7.1 since the proposed Comprehensive Plan Map and

<p>use of natural and built landscape features and that recognizes the likely long-term prospects for regional urban growth.</p>	<p>Official Zoning Map provides a transition in density based on proximity to the Forest Grove Town Center. The subject property is located at the southeastern periphery of the City's planning area adjacent to identified rural reserve areas. Applying lower density single family residential comprehensive plan and zoning designations in the area east of Ritchey Road and south of Pacific Avenue provides a clear transition between the adjacent rural areas and higher density zoned areas immediately to the east.</p>
<p>1.7.4 Manage the total urban land supply in a manner that supports the preservation identified in 1.7.3, when designated, as growth occurs.</p> <p>1.7.3 Identify historic, cultural, topographic and biological features of the regional landscape that contribute significantly to the region's identity and sense of place.</p>	<p>This proposal also supports Land Use Policy 1.7.4. Land Use Policy 1.7.4 promotes management of the total urban land supply in a manner that supports the preservation of historic, cultural, topographic and biological features of the regional landscape when designated as growth occurs. The subject area is adjacent to the Gales Creek floodplain and vegetated corridor which defines the urban growth boundary. As such is characterized sloping topography. Applying single family residential zoning in the subject area takes the slope into account and will help to preserve the natural topography of the area. Furthermore, the proposed land use designations reinforce the natural features characteristic of the area which contribute significantly to the City's (and therefore the region's) identity and sense of place.</p>

Compliance with Zone Change Criteria

This proposal includes an amendment to the Official Zoning Map. As such, the zone change criteria contained in the Article 2 of the Development Code and listed below applies. The table below also shows how the proposed map amendments comply with the zone change criteria.

Zone Change Criteria (10.2.770)	Findings
<p>A. The zone change is consistent with the Comprehensive Plan Map. When the Comprehensive Plan has more than one implementing zone it must be shown that the proposed zone is the most appropriate taking into consideration the purpose of each zone and the zoning pattern of surrounding land.</p>	<p>The proposed zone change will take place concurrent with the proposed corresponding amendment to the Forest Grove Comprehensive Plan map. As a result, the zone change will be consistent with the Comprehensive Plan Map.</p>
<p>B. The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.</p>	<p>As described above, the site is suitable for the proposed zone considering location factors and topography. There is a lack of sites designated for single family development in the general area south of Pacific Avenue. The</p>

	<p>adjacent area immediately to the east is designated for high density multifamily residential development.</p> <p>In addition, the subject area is allocated adjacent to the urban growth boundary in the far southwestern area of Forest Grove. The subject area also includes single family residential development on acreage. Outside of the urban growth boundary the area is characterized by agricultural uses. This area is a transition area from lower intensity agricultural and residential uses to more intensive development in the Forest Grove Town Center. Furthermore, the subject area is located adjacent to the Gales Creek Floodplain. As such lower intensity, single family development is appropriate in the subject area.</p>
<p>C. The site is suitable for the proposed zone and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of the proposed zone and its potential uses vary. The factors to be considered in determining suitability are parcel size and location.</p>	<p>The zone change will result in a reduction of development density. As such the Comprehensive Plan Map and zoning map amendments will result in fewer vehicle trips compared to the existing land use designations. The proposed amendments will not substantially impact the functional classification or operation of transportation facilities or reduce the level of service of transportation facilities below the minimum acceptable level identified in the Transportation System Plan. Since traffic levels will be reduced a traffic impact study is not required for this proposal.</p>
<p>D. The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities, or reduce the level of service of transportation facilities below the minimum acceptable level identified in the Transportation System Plan. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if it may impact transportation facilities.</p>	<p>The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities, or reduce the level of service of transportation facilities below the minimum acceptable level identified in the Transportation System Plan. This is because traffic volumes will be lower consistent with a decrease in development density. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if it may impact transportation facilities.</p>
<p>E. Public facilities and services for water supply, sanitary waste disposal, stormwater disposal, and police and fire protection are</p>	<p>Public facilities and services for water supply, sanitary waste disposal, stormwater disposal, and police and fire protection could be</p>

capable of supporting the uses allowed by the zone. Adequacy of services is based on the projected service demands of the site and the ability of the public services to accommodate those demands.	provided to the site. Public facilities and services are adequate to serve the site when installed by the developer at time of development.
F. The establishment of a zone district is not subject to the meeting of conditions.	This zone change is not subject to the meeting of conditions.



May 28, 2015
NewsTimes
Legal Ads/Public Notice:
To be published: June 3, 2015

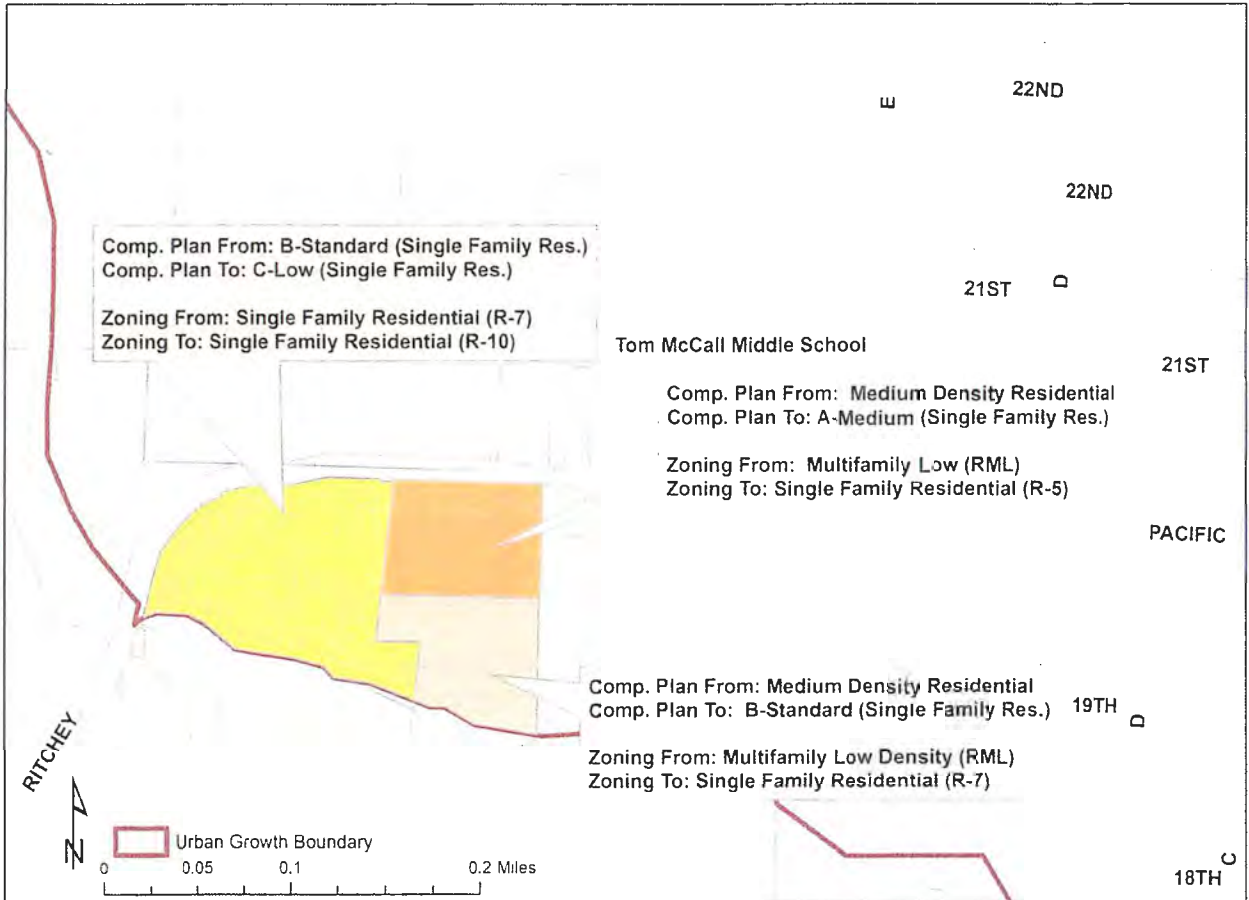
**NOTICE OF PUBLIC HEARING
CITY OF FOREST GROVE CITY COUNCIL**

NOTICE IS HEREBY GIVEN that the Forest Grove City Council will hold a Public Hearing on **Monday, June 8, 2015, at 7:00 p.m.** or thereafter, in the Community Auditorium, 1915 Main Street, Forest Grove, to consider the following proposal:

- Request:** Legislative amendments to the Forest Grove Comprehensive Plan Map and Official Zoning Map affecting approximately 12.4 acres of land:
Plan Amendments: B-Standard (6.22 dwellings per net acre) to C-Low (4.35 dwellings per net acre), Medium Density Residential (12 dwellings per net acre) to B-Standard (6.22 dwellings per net acre) and Medium Density Residential (12 dwellings per net acre) to A-Medium (8.71 dwellings per net acre).
Zoning Map Amendments: Single Family R-7 (6.22 dwellings per net acre) to Single Family R-10 (4.35 dwellings per net acre), Multifamily Low RML (12 units per net acre) to Single Family R-7 (6.22 dwellings per net acre), and Multifamily Low RML (12 units per net acre) to Single Family R-5 (8.71 units per net acre)
- Applicant:** City of Forest Grove
- Location:** Property located south of Pacific Avenue and east of Ritchey Road including: 1216 Pacific Avenue, 1176 Pacific Avenue, 1156 Pacific Avenue, 1140 Pacific Avenue & Tax Lots 1S401-700, 1S401-800, 1S401-900, 1S401-1000, 1S401-1002, 1S401-2800, 1S401-2900, 1S401-3200.
- Criteria:** Development Code Article 2 (Zone Change), Forest Grove Comprehensive Plan Policies (Plan Amendments, Land Use, Housing) Metro Urban Growth Management Functional Plan (Title 1: Housing), Metro Regional Framework Plan Policies (Land Use)
- File Number:** CPA-15- 00290/ZNC-15-00291

At this time and place all persons will be given a reasonable opportunity to give testimony about this proposal. If an issue is not raised in the hearing (by person or by letter) or if the issue is not explained in sufficient detail to allow the City Council to respond to the issue, then that issue cannot be used as the basis for an appeal to the Land Use Board of Appeals (LUBA). If additional documents or evidence are provided in support of an application, any party shall be entitled to a continuance of the hearing. Unless there is a continuance, if a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven (7) days after the hearing. A copy of the report and proposed ordinances are available for inspection before the hearing at the City Recorder's Office or by visiting the City's website at www.forestgrove-or.gov. Written comments or testimony may be submitted at the hearing or e-mailed to City Recorder's Office, aruggles@forestgrove-or.gov, or sent to P. O. Box 326, 1924 Council Street, Forest Grove, OR 97116, prior to the hearing. For further information pertaining to this proposal, please contact Community Development Department 1924 Council Street, 503.992.3224, 9am-5pm, Daniel Riordan, Senior Planner (503) 992-3226, driordan@forestgrove-or.gov.

**Proposed Comprehensive Plan Map and Zoning Map Amendment
CPA-15-00290/ZNC-15-00291**



Anna D. Ruggles, CMC, City Recorder
City of Forest Grove

Published Wednesday, June 3, 2015

M.

ORDINANCE NO. 2015-06

**ORDINANCE AMENDING THE FOREST GROVE COMPREHENSIVE PLAN MAP AND
REZONING CERTAIN TRACTS OF LAND EAST OF RITCHEY ROAD
AND SOUTH OF PACIFIC AVENUE; FILE NO. CPA-15-00290/ZNC-15-00291**

WHEREAS, the City desires to legislatively amend the Forest Grove Comprehensive Plan Map and Official Zoning Map for certain tracts of land as shown on Exhibit A; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed amendments to the Comprehensive Plan map and Official Zoning Map on May 18, 2015; and

WHEREAS, the Planning Commission adopted a recommendation and made findings supporting the amendments on May 18, 2015; and

WHEREAS, on May 6, 2015, notice of the public hearing was mailed to property owners within the notification area as required by Article 1 of the Forest Grove Development Code; and

WHEREAS, notice of the City Council public hearing was published in the Forest Grove News-Times on June 3, 2015; and

WHEREAS, a report was prepared as required by law and the City Council having considered the report and testimony at the public hearing does hereby favor amendment to the Comprehensive Plan map and Official Zoning Map as recommended by the Planning Commission.

NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1. The City of Forest Grove City Council hereby approves amending the Comprehensive Plan Map and Official Zoning Map as shown on Exhibit A.

Section 2. The City Council adopts the findings and conclusions and the staff report dated June 8, 2015.

PRESENTED AND PASSED the first reading this 8th day of June, 2015.

PASSED the second reading the 22nd day of June, 2015

Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 22nd day of June, 2015.

Peter B. Truax, Mayor PDF Page 213

EXHIBIT A

Proposed Comprehensive Plan Map and Zoning Map Amendment
CPA-15-00290/ZNC-15-00291

