



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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www.oregon.gov/LCD



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

Date: October 12, 2015
Jurisdiction: City of Forest Grove
Local file no.: ANX-15-00537
DLCD file no.: 004-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 10/09/2015. 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 41 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.: 004-15 {23847}
Received: 10/9/2015

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.: **ANX-15-00537**

Date of adoption: 9/28/2015

Date sent: 10/9/2015

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): 6/3/2015
 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 original proposal included a zone change from Washington County Land Extensive Industrial to City of Forest Grove General Industrial as part of an annexation petition. The final local decision approving the annexation did not result in a zone change. The County zoning was retained.

Local contact (name and title): Daniel Riordan, Senior Planner

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:

N/A

For a change to a comprehensive plan map:

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

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

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	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
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):

List affected state or federal agencies, local governments and special districts: Washington County, 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 City submitted a Notice of Proposed Change to the City's zoning map for property subject to an annexation petition. The subject property is partially within the urban growth boundary. The City anticipated applying a City zoning designation (General Industrial) to the subject property upon annexation consistent with the County zoning designation (Land Extensive Industrial). The County zoning is a rural zoning designation precluding amendment to the UGB and assignment of city zoning.



NOTICE OF DECISION

TO: Affected Parties

FROM: Daniel Riordan, Senior Planner

DATE: October 8, 2015

RE: Annexation of Waste Management Property – City File No: ANX-15-00537

This is your notice that on September 28, 2015, the Forest Grove City Council voted to approve Ordinance 2015-08 annexing property owned by Waste Management on B Street.

Annexation of land into the City must address the following criteria as applicable:

1. Consistency with applicable provisions in ORS 195 agreements or ORS 195 annexation plans;
2. Consistency with applicable provisions of urban planning agreements between the annexing entity and a necessary party;
3. Consistency with applicable standards for boundary changes contained in Comprehensive land use plans and public facility plans;
4. Consistency with applicable standards for boundary changes contained in the Metro Regional Framework Plan or any functional plans;
5. Whether the proposed boundary change will promote or not interfere with the timely, orderly and economic provision of public facilities and services; and
6. Consistency with criteria for boundary change under state and local law.

A copy of the ordinance and findings supporting the decision are enclosed for your information.

This decision constitutes the final local action on the annexation and zoning matter. An appeal of this zoning decision must be filed with the Oregon Land Use Board of Appeals (LUBA) within twenty-one (21) days from the postmark date of this notice of decision. LUBA may be reached at (503) 373-1265 or www.oregon.gov/LUBA/Pages/index.aspx.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Riordan".

Daniel Riordan
Senior Planner

ORDINANCE NO. 2015-08

**ORDINANCE ANNEXING A TRACT OF LAND LOCATED AT 1525 B STREET
(PORTION OF WASHINGTON COUNTY TAX LOT 1S306CB00500) INTO THE CITY
LIMIT OF FOREST GROVE AND WITHDRAWING THE TRACT FROM THE FOREST
GROVE RURAL FIRE PROTECTION DISTRICT
FILE NO. ANX-15-00537**

FOREST GROVE MAKES THE FOLLOWING FINDINGS:

WHEREAS, the City Council dispenses with submitting the question of the proposed annexation to the electors of the City for their approval or rejection; and

WHEREAS, Oregon Revised Statutes Chapter 222.120 and Chapter 222.125 establishes procedures for property owner initiated annexation petitions without election by city electors; and

WHEREAS, the entire property subject to annexation is owned by Waste Management Corporation; and

WHEREAS, the property is used for industrial purposes and no electors reside on the subject property; and

WHEREAS, Waste Management Corporation consents to the annexation as required by ORS 222.125; and

WHEREAS, the annexation petition complies with the requirements of Metro Chapter 3.09; and

WHEREAS, the City Council held a duly-noticed Public Hearing on September 14 and September 28, 2015, on the annexation petition consistent with Article 1 of The Forest Grove Development Code (Type III Process – Quasi-Judicial Land Use Decision); and

WHEREAS, the tract of land is within the boundary of the Forest Grove Rural Fire Protection District; and

WHEREAS, the Forest Grove Rural Fire Protection district was notified of the annexation proposal and City Council public hearing as a necessary party under Metro Code Chapter 3.09; and

WHEREAS, the City conducted public hearings, and mailed, published, and posted notice of the public hearings as required by Article 1 of the Forest Grove Development Code; and

WHEREAS, a report was report as required by law, and the City Council having considered the report and the testimony at the public hearing, does hereby favor the annexation of the subject tract of land and withdrawal from the districts based on the findings and conclusions attached hereto as Exhibit C; and

WHEREAS, the annexation and withdrawals are not contested by any necessary party.

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

Section 1. The tracts of land, described in Exhibit A and depicted on the attached maps (Exhibit B), is declared to be annexed to the City of Forest Grove, Oregon.

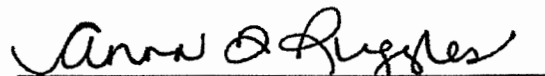
Section 2. The tract of land annexed by this Ordinance and described in Section 1 are withdrawn from the Forest Grove Rural Fire Protection District.

Section 3. The findings and conclusions contained in the staff report dated September 14, 2015, are incorporated by reference and hereby adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(g) and ORS 222.005. The annexation and withdrawals shall become effective upon filing of the annexation records with the Oregon Secretary of State as provided by ORS 222.180.

Section 4. This ordinance shall be effective 30 days following its enactment by the City Council.


PRESENTED AND PASSED the first reading the 14th day of September 2015.

PASSED the second reading the 28th day of September 2015.



Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 28th day of September 2015



Peter B. Truax, Mayor



VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 140 • Vancouver, WA 98683
360.695.3411 • info@mackaysposito.com

LEGAL DESCRIPTION
Adjustment to City Fill Limit
Forest Grove, Oregon

Real property situated in the City of Forest Grove, Washington County, Oregon, being a portion of that tract of land conveyed to Metropolitan Disposal and Recycling Corporation by warranty deed recorded February 24th, 1998, in Document No. 99004954, Washington County book of records, said tract being in the Harvey Clark DLC #37 and lying in the Northwest Quarter of the Southwest Quarter of Section 6, Township 1 South, Range 3 West of the Willamette Meridian, described as follows:

Commencing at the northwest corner of said DLC #37, being a 2" Brass Disk in monument box; thence along the westerly line of said DLC #37 South 02° 17' 42" West 3237.37 feet; thence leaving said westerly line South 87°53'21" East 67.74 feet to a point on the easterly right of way line of B Street (Tualatin Valley Highway, as described in said deed document), being a distant of 30 feet from, measured at right angles to, the centerline of said B Street, also being the southwest corner of said tract of land described as Parcel IV of said deed document and the **Point of Beginning**; thence northerly along said easterly right of way line the following 3 courses:

Thence North 6°32'59" West 35.95 feet to the point of curvature with a 1403.35 foot radius curve; thence along said curve to the right, through a central angle of 7°25'00", an arc distance of 181.66 feet (the chord which bears North 2°50'29" West, a distance of 181.53 feet); thence North 0°52'01" East 33.77 feet;

Thence leaving said easterly right of way line South 88°38'51" East 6.48 feet, thence South 28°44'01" East 116.96 feet; thence South 89°42'00"E 279.86 feet to a point on the easterly line of said deed document 99004954; thence along said easterly line South 02°22'12" West 158.67 feet to the southeast corner of said deed document; thence North 87°53'21" West 323.64 feet along the southerly line of said deed document to said easterly right of way line and said **Point of Beginning**.

Containing 54,819 square feet or approximately 1.258 acres.

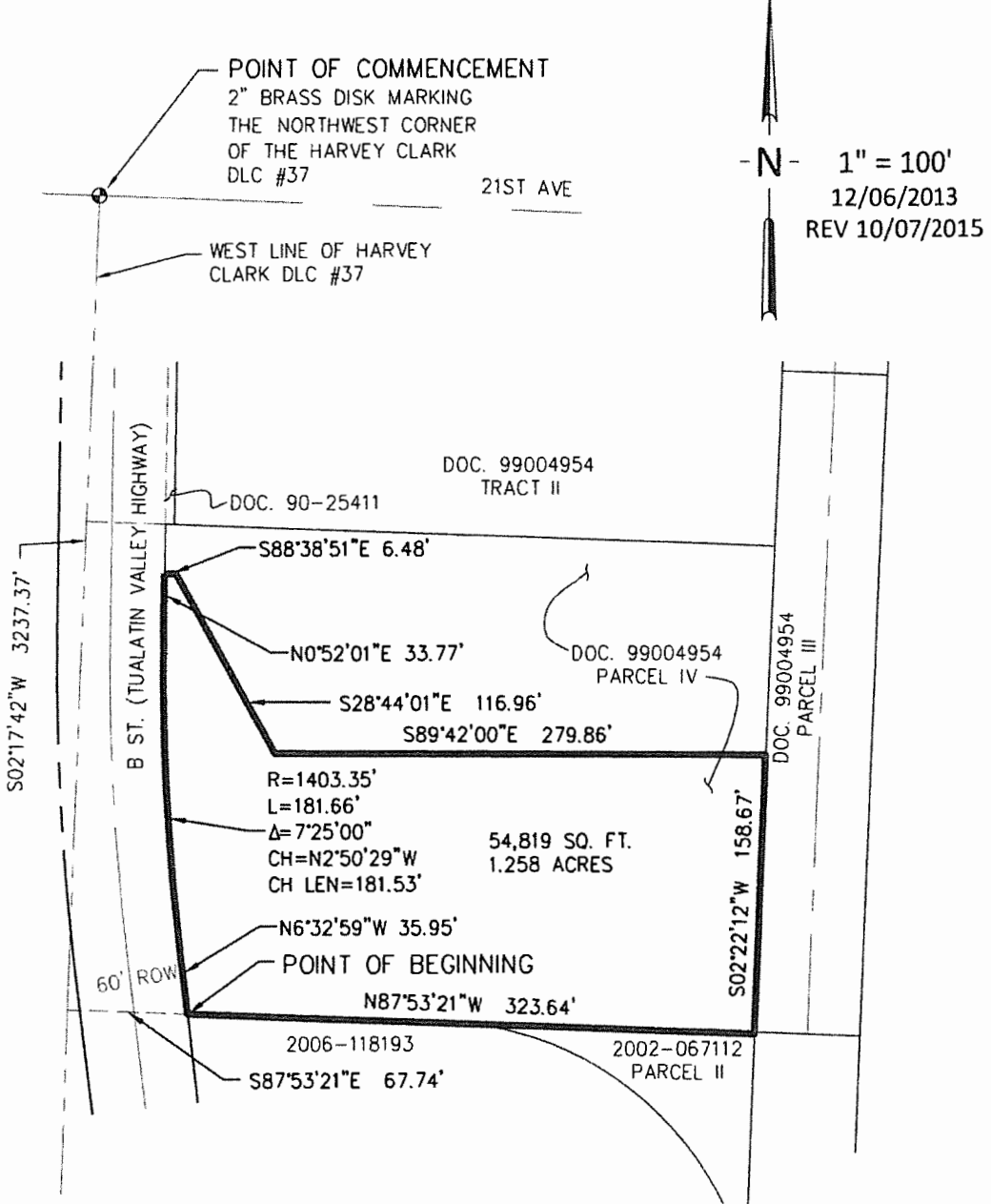
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 13, 2008
JERED McGRATH
79419

Renews: 12/31/2016

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR ADJUSTEMENT TO CITY FILL LIMITS

HARVEY CLARK DLC NO. 37 AND THE NW 1/4 SW 1/4, SEC 6, T1S, R3W, WM
FOREST GROVE, WASHINGTON COUNTY, OREGON



MackKay  Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackkaysposito.com

1325 SE TECH CENTER DRIVE, SUITE 140
VANCOUVER, WA 98683
VANCOUVER: (360) 695-3411
PORTLAND: (503) 289-6726
FAX (360) 695-0833

FINDINGS

Finding - Annexation Criteria #1: The City has not adopted an ORS 195 annexation agreement or annexation plan. Therefore, this criterion is deemed to be not applicable.

Finding - Annexation Criteria #2: The City of Forest Grove and Washington County entered into an urban planning area agreement (UPAA) in 1988. The UPAA does not specifically address the annexation of the subject property since it is located outside of the urban growth boundary. Therefore, the UPAA is not applicable to this annexation petition.

Finding - Annexation Criteria #3: Boundary changes are address in the Urbanization Element of the Forest Grove Comprehensive Plan (Chapter 10). Annexation to the City is required for the extension of sanitary sewer service required for development (Urbanization Policy 5). In addition, urbanization Policy 12 promotes the efficient delivery of public services through annexation. Annexation of the subject territory promotes the efficient delivery of public services including police and to some extent fire protection. Annexation of the subject territory also allows the property to work directly with the City regarding land use and building permit approval for the entire site used for the solid waste transfer station. Without annexation, all building permits for the 1.5 acres site outside the city limits would be handled through Washington County in Hillsboro.

Related to the requirement for consistency with applicable standards for boundary changes contained in the Comprehensive Plan, Urbanization Policy 13 states the City will avoid approving annexations that create unincorporated islands within the Forest Grove planning area. This annexation will not result in the creation of an unincorporated island.

Finding - Annexation Criteria #4: The subject property is currently bisected by the city limit line. This annexation petition is consistent with Metro Code provision allowing for annexation of property bisected by a city limit line (Metro Code Section 3.09.045(E)):

“A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB”.

Finding - Annexation Criteria #5: This annexation will promote and will not interfere with the timely, orderly and economic provision of public facilities and services. As stated above, the annexation will clarify responsibilities for services including police and fire protection. The annexation will also consolidate the entire solid waste transfer facility under the City’s jurisdiction which by its very nature improves the efficiency of providing public service such as issuing building permits.

Finding - Annexation Criteria #6: The annexation is consistent with the criteria for a boundary change under state and local law as described more fully below. This includes local and regional planning requirements such as State Land Use Goal 14 (Urbanization), the Metro Regional Framework Plan and the Forest Grove Comprehensive Plan. Findings related to these requirements are presented below.

Finding - State Land Use Goal 14 (Urbanization)

State Land Use Planning Goal 14 (Urbanization) requires communities, "provide for an orderly and efficient transition from rural to urban land use." Furthermore, this goal specifies that conversion of urbanizable land to urban uses be based on: orderly, economic provision of public facilities; availability of sufficient land for various uses; LCDC goals or the acknowledged comprehensive plan; and encouragement of development within urban areas before conversion of urbanizable areas.

This annexation is consistent with State Land Use Goal 14 which promotes an orderly and efficient transition of land for urban use. The Solid Waste Transfer facility serves the west metro region including the urbanized area of Forest Grove. Given that this site is already being used as part of the transfer station, it is consistent with the intent of Goal 14 to encourage development on the subject property which is already committed to land use activities serving urban needs.

Finding - Metro Regional Framework Plan

The Metro Regional Framework Plan serves as the comprehensive plan for Metro. The Framework Plan addresses land use matters including growth management, urban/rural transition, urban design and adjustments to the urban growth boundary. It is the policy of the Metro Council to provide a clear distinction between urban and rural lands (Framework Policy 1.6.1(b)). The proposed annexation is already a functional part of the solid waste transfer station and will not result in the conversion of rural land for urban use. Therefore, the proposed annexation is consistent with the intent of Framework Policy 1.6.1(b).

It is also the policy of the Metro Council to protect agricultural and forest resource lands (Framework Policy 1.12). Although the subject property is located outside of the urban growth boundary, it is not being used for agricultural or forest related activities. The site is an integral part of the Forest Grove Solid Waste Transfer Facility. Therefore, annexation of the subject property is also consistent with Framework Policy 1.12.

In addition the Framework Plan, the Metro Code (Section 3.09) contains specific criteria related to boundary changes. The following section of this report addresses the criteria contained in Metro Code Section 3.09.

Metro Code (Section 3.09) Annexation Criteria

Metro Code Criteria 1: The annexation must be consistent with adopted urban service agreements and annexation plans under ORS 195.

Finding: The City has not adopted a formal annexation agreement under Oregon Revised Statutes Chapter 195. In addition, the Urban Planning Area Agreement (UPAA) does not address the subject area since it is located outside the urban growth boundary. As a result, this criterion is not applicable to the proposed annexation. The proposed annexation is however, consistent with the intent of the criterion which is to promote efficient delivery of public services including identifying responsibilities for service delivery among service providers. Annexing the subject territory will bring entire solid waste transfer facility into the City. This will result in the City providing services such as police and fire protection and issuance of future building permits. Delivery of such public services by one jurisdiction improves the overall efficiency of providing services to the site.

Metro Code Criteria 2: The annexation must be consistent with Comprehensive Plan provisions applicable to annexation.

Finding: The Forest Grove Comprehensive Plan contains several policies applicable to annexation as identified below. The policies applicable to this annexation request include:

- Urbanization Policy 12: Promote the efficient delivery of public services through annexation of land into the City of Forest Grove; and
- Urbanization Policy 13: The City will avoid approving annexations that create unincorporated islands within the Forest Grove planning area.

As noted above, annexation of the subject territory will promote the efficient delivery of public services including police and fire protection and issuance of building permits.

The subject property is currently bisected by the Forest Grove City limit line. Annexation will bring the entire parcel into the city limits. This action will not result in the creation of any unincorporated islands within the forest Grove planning area.

Metro Code Criteria 3: The annexation is consistent with applicable standards for boundary changes contained in the Metro Regional Framework Plan or any functional plans.

Finding: Annexation of the subject territory is consistent with applicable standards for boundary changes contained in the Metro Regional Framework Plan or any functional plans. As noted above, the subject territory is bisected by the urban growth boundary. The Metro Urban Growth Management Functional Plan, Section 3.09.045(E), specifically allows the annexation of territory bisected by the urban growth boundary. Therefore this annexation is consistent with the applicable standards for boundary changes contained in the Metro Regional Framework Plan or any functional plans.

Metro Code Criteria 4: The annexation is consistent with applicable provisions contained in adopted public facility plans.

Finding: Staff finds this annexation is consistent with applicable provisions contained in adopted public facility plans. The area adjacent to the subject property is currently served by Forest Grove utilities including water, storm sewer, sanitary sewer and electricity. In addition, the subject territory is located within the boundaries of Clean Water Services. A 12" PVC and 24" corrugated steel pipe (CSP) storm water conveyance line are located adjacent to the subject property. An 8" CSP sanitary sewer line is located within the B Street right-of-way approximately 215 feet north of the subject property.

Negligible increased service demand is expected to result from this annexation. The property owner (Waste Management Corporation) intends to expand the existing CNG fueling station onto the subject property.

Metro Criteria 5: Promote the timely, orderly, and economic provision of public facilities and services.

Finding: As noted throughout this report, annexation of the subject property promotes the timely, orderly and economic provision of public facilities and services by bringing the entire solid waste transfer facility into the City. Annexation provides the opportunity for the applicant to work directly with the City on the issuance of building permits related to improvement on the subject property. Annexation also clarifies primary responsibility for the provision of police and fire protection.

Metro Criteria 6: Affect the quality and quantity of urban services.

Finding: The annexation will not affect the quality and quantity of urban services provided by the City. Increased service demand resulting from this annexation is expected to be negligible. The site is currently being used for truck parking and maneuvering. The applicant intends to expand the existing CNG fueling station onto the subject property.

Metro Criteria 7: Eliminate or avoid unnecessary duplication of facilities and services.

Finding: The subject property is bisected by the city limit line and urban growth boundary. Bringing the entire property into the City will clarify responsibilities for public service delivery including police and fire protection and building permit issuance. Annexation of the subject property will avoid unnecessary duplication of services to the site. Public services provided to or near the site include:

Public Sanitary Sewer

The solid waste transfer station is provided with sanitary sewer service through an existing 8" sewer line. This line terminates approximately 221 feet north of the property proposed for annexation. Extension of the existing sanitary sewer line is not necessary to serve the proposed expansion of the CNG fueling station. The entire property is within the Clean Water Services boundary. As such, any future extension of sanitary sewer service must comply with applicable Clean Water Services and City regulations.

Water

An existing water 8 inch water line is present within the B Street right-of-way serving the northern portion of the solid waste transfer station. A 2 inch line is adjacent to the property subject to annexation.

Development of the subject site is not expected to increase daily water use beyond what is ordinarily used for the solid waste transfer facility. This conclusion is based on the applicant's desire to expand the CNG fueling station. The City of Forest Grove Water Master Plan Update (August 2010) shows that the City has sufficient raw water supply and rights to meet demand over the planning period (through 2050)¹ to accommodate development. The Water Master Plan Update also indicates that additional water storage to meet the needs of the lower water pressure zone (including the subject site) is not needed until late in the 20-year planning horizon.²

Public Stormwater Facilities

Clean Water Services is responsible for regulating stormwater management in Washington County including within the city limits. Data from Clean Water Services shows a 12 inch to 24 inch stormwater sewer line within the B Street right-of-way adjacent to the subject property. Under the City's Intergovernmental Agreement with Clean Water Services, adequate stormwater facilities meeting standards will be required as part of any development approval.

Police

The entire solid waste transfer facility, except for the 1.55 acre subject property, is within the Forest Grove city limits. As such, the Forest Grove Police Department is the primary provider of police services for the subject property. Technically speaking, the Washington County Sheriff Office is the primary provider of police services for the 1.55 acre unincorporated area. In reality, the Forest Grove Police Department would be the first responder in any event. Annexation of the subject property will clarify police responsibilities. The Forest Grove Police Department has sufficient resources to serve the subject property adjacent to the Forest Grove city limits. The Forest Grove Police Department employs 19 patrol officers. The increased service demand resulting from this annexation is expected to be negligible on Police Department resources.

¹ City of Forest Grove, Water Master Plan Update (August 2010), Executive Summary – Page ES-6.

² City of Forest Grove, Water Master Plan Update (August 2010), Executive Summary – Page ES-9

Fire

Forest Grove Fire and Rescue operates with 18 paid fire fighters. The City provides four to eight paid personnel on duty at all times at the Ash Street station. On all alarms, the volunteers respond to the station along with off duty paid personnel. All personnel are provided with tone activated radio receivers. Night responses are augmented by the resident volunteers at the station. The Fire Department is equipped with 5 engines; 2 tankers; 5 pick-ups; a 104' platform truck; a command vehicle; a utility vehicle; and one rescue unit. Forest Grove Fire and Rescue has sufficient resources to serve the 1.55 acre area if annexed into the City.

Annexation of the subject property may result in loss of revenue to the Forest Grove Rural Fire Protection District. Based on current property tax information available from the Washington County Office of Assessment and Taxation, the amount of property tax revenue generated from the land subject for general operations of the Forest Grove Rural Fire Protection District is approximately \$143.00 for tax year 2014-2015.

Transportation

Transit: The subject property is located approximately 2,100 feet (0.40 miles) from the Tri Met Line 57 terminus station located at B Street and 19th Avenue.

Bicycle: B Street does not have bicycle lanes adjacent to the subject property. The property is adjacent to the existing B Street trail.

Streets: The property is adjacent to B Street. B Street is designated as an Arterial street in the Transportation System Plan in this area of the City. According to information contained in Forest Grove Transportation System Plan, B Street in this part of the City serves approximately 4,300 vehicles per day on average. A sidewalk exists adjacent to the subject property. B Street is sufficient in terms of serving additional traffic, if any, resulting from annexation and subsequent improvement of the site.

Light & Power: The subject property is within the Forest Grove Light and Power service area. Expansion of the CNG fueling station may have a slight impact on electricity demand for powering pumps or lighting.

Forest Grove School District: The subject property is located within the Forest Grove School District attendance boundary. The subject property is zoned for industrial purposes and annexation of the property will have no impact on school district attendance.