

Molalla Planning Department

117 N. Molalla Ave. - P.O. Box 248
Molalla, OR 97038
Phone: 503-829-7526 Fax: 503-829-6872
www.molallaplanning.com



FINAL STAFF REPORT ON CHANGES MADE FROM VERSION 7 TO VERSION 8 MARCH 3, 2010

This staff report covers changes made from the latest comments received, version 7 from the City Council Hearing on February 10, 2010 to Version 8 which was completed on March 3, 2010.

STAFF REPORT

1. Comprehensive Plan

A. Page ii - Changed the date amended to March 3, 2010 since that was the latest update and added the ordinance number that we will be using.

B. Page 3

1) (E) - Changed the actual date of the document as listed on the document to July 2007.

2) (F) - Changed the projected date to 2010 since it is expected to get adopted this year but was not done last year as it stated.

3) (I) - Removed since we already addressed the Downtown & OR 211 Streetscape Plan.

C. Page 5

1) (C) - Changed date to July 2007 when the Parks & Recreation Master Plan was completed by the consultants.

2) Removed Downtown Plan from the List of Community Plans since it was no longer a community plan but rather a background document.

D. Page 6

1) (B) - Changed date to 2008 when it was last updated

2) (C) - Added projected date of 2010 the Public Works Director is in the final stages of preparing a new Capital Improvement Program to be adopted by the City Council.

E. Page 50

- 1) Under Residential Plan Designations changed Single-Family Residential to Low Density Residential. Also add net buildable in front of acre at the end of this sentence.
 - 2) Under Medium Density Residential change density from 8-12 dwelling units to 6-12 dwelling units to address the R-2 zone. Also at the end of that sentence add net buildable before acre. At the end of the paragraph changed Attached Residential to Medium Density to stay consistent.
- F. Page 51 - Added net buildable before acre under Medium-High Density Residential. Also added High after medium later on in this paragraph in order to be consistent.
- G. Page 65 - Changed the date in the first sentence from 2000 to 2001.
2. Title 16 (Development Code)
- A. Page 28 - Changed the definition of Net Buildable Acre to be consistent with state statute.
 - B. Page 29 - Removed definition to Net Buildable Area to eliminate confusion with Net Buildable Acre.
 - C. Page 38 - Changed Cottage to Accessory Dwelling and changed the definition slightly to be consistent with the rest of the code.
 - D. Page 39 - Removed heading of Rowhouse/Townhouse and replaced with Attached Single-Family Dwelling.
 - E. Page 39 - Added the word "Detached" to Single-Family House.
3. Title 17 (Development Code)
- A. Page 2 - Change Single-Family to Low Density. Changed Attached Residential to Medium Density. Changed Medium Density to Medium-High Density.
 - B. Page 4 - Change the R-1 from Single-Family to Low Density. Changed R-2 from Two-Family to Medium Density. Change R-3 from Medium to Medium-High.
 - C. Page 6
 - 1) Changed R-1 heading from Single-Family to Low Density
 - 2) Under Maximum/Minimum lot area added detached to single-family. Removed townhome next to duplex since they are different things. Change sub (C), (D), and (E) as well.
 - D. Page 8 (H) - removed not attached and used the word detached.

- E. Page 9 - Under R-2 same as (C) above. Did add Net Buildable to A.1 and A.2.
- F. Page 11 (H) - 1. removed not attached and put in detached and attached. 2. removed "corner lot only". 3. Removed duplex on interior lot since it was said by the language change in 2 above.
- G. Page 12 - Under R-3 same as (E) above.
- H. Page 14 - Under H same as (F) above. Also remove number 6 (Rowhouse/Townhouse). Also remove number 9 (Condominiums).
- I. Page 16 - Under R-5 same as (G) above.
- J. Page 18 - Under (H) same as (H) above.
- K. Page 19 - In the table change to make consistent with the changes mentioned above.
- L. Page 20 - In the table change senior housing to be permitted to meet the state requirements. Also changed the references in Table 17.2.2 to meet the changes above.
- M. Page 73 - Remove number 23 since it is addressed Basic Utilities.