

Minutes

City of Molalla **Planning Department**

April 14, 2009

Call to Order

Chairperson Dick Miller called the meeting to order of the Planning Commission at 7:06pm on April 14, 2009 at the Molalla Adult Center. This is a continuation of hearings before the Planning Commission on the Comprehensive Plan, Code, Downtown & OR 211 Streetscape Master Plan, Parks & Recreation Master Plan, and URA designation. This meeting focused on comments made during the work session.

Roll Call

Planning Commissioners:

Chairperson Dick Miller, Vice Chairperson Harry Ruth, Commissioner Bob Trexler, Commissioner Christine Dublin, and Commission Jerome Beattie

Absent

Secretary Michelle Mills, Commissioner Joe Greenman, Commissioner Bill Hood, and Commissioner Tara Kramer

Staff

Shane Potter Planning Director

Approval of Prior Minutes

Due to the late start the Planning Commission will review the April 7, 2009 and April 14, 2009 minutes at their April 28, 2009 hearing.

Public Comment

None

Public Hearings

Chairperson Miller opened the public hearing and then explained the rules of the hearing. Mr. Miller expressed his concern of making decisions on some of the recommended changes made to the work session documents because of the lack of a full Planning Commission. Planning Director Potter stated that we would be reviewing comments made during the work sessions which occurred between January of 2009 through March of 2009.

Planning Director Potter stated that he would bypass minor changes that he did not feel were of concern or impact. Mr. Potter explained that the Planning Commission should request review of any item they feel should have been reviewed and not bypassed otherwise there would be an assumption from the Planning Director that this was okay to change.

Planning Director Potter began with a discussion on hostels. He stated that he had provided a copy of some research that he had done on the hostels to Planning Commission members as well as some documentation on the back table.

- Roger Peterson (PO Box 1166 Mulino OR) stated that he felt that there was not a need for hostel in Molalla at this time, but felt in this planning period they would become an important part of the recreation theme. Mr. Peterson continued by saying back packers and hikers often could use hostels in there trips around and through the Molalla area.
- Planning Director Potter asked if we should limit them to certain areas and to certain amenities.
 - o Mr. Peterson stated that he believes they would definitely need to be closely monitored so as not to impact nearby residences and businesses.
- Chairperson Miller explained what experience he had seen with hostels which was just a description of what purpose they serve.
- Commissioner Jerome Beattie explained that he had seen one in the Portland (Hawthorne area).
- Planning Director Potter stated that he felt we should try to get some pictures to provide the rest of the Planning Commission an opportunity to see what a community close to Molalla has.
- Chairperson Miller explained that he would like to hold off on further discussions until a full commission is available to banter this idea.

Planning Director Potter discussed the recommendation to allow for the overlapping of customers by 20-30 minutes when customers may cross paths for home occupations. There was no further discussion on this matter.

Planning Director Potter went to the next topic which addressed electric cars. Mr. Potter stated that he had researched electric cars and found that they are becoming quite popular in the northwest rapidly. The question was how do you put in a plug in and not be a detriment to the city since cost issues would increase for the City.

- Commissioner Beattie asked if there was any grant money for the cost of the outlets. Mr. Potter stated that it was something to plan for. Mr. Potter explained that there are several car dealers pushing the market faster than we originally anticipated.
- Commissioner Miller suggested asking where you are going to put these outlets because of the limited parking in our City. Mr. Potter stated the place to have the outlets would be on the light posts.
- Mr. Potter explained that the Planning Commission can make it as easy as stating that power shall be made available to certain areas of a developed site. Commissioner Beattie's concern is that shopping centers like Bi-Mart and Safeway's utilities are underground and that they would have to provide outlet stubs. Mr. Potter explained that he was working on the streetscape improvements which means there will be new light posts and eventually all of Highway 211. Mr. Potter stated that if this is a direction the Planning Commission would like to go this would be the time to do it when we are working on our streetscape plan.
- Commissioner Beattie asked how we would accommodate our ADA people that may have an electric car. Mr. Potter stated that he wasn't comfortable addressing that because there was no ADA fix that he is aware of for that issue other than we make every attempt to make all areas ADA accessible to allow use to all people.
- Roger Gates (819 N Molalla Avenue) stated that he felt we should not require it in commercial properties because once a company sees a benefit that will draw customers they would put this type of amenity in.
- Mr. Peterson stated that there will be a need for the electric car outlets sooner than we think. Mr. Peterson suggested that it would be a revenue opportunity for the city. Mr. Peterson continued by suggesting putting meters in everywhere there is a light pole put in a meter and a plug in.

- Planning Director Potter asked the Planning Commission to do some research on this matter and we will return to this matter at a future hearing.

Mr. Potter explained several comments in the code review we are doing now shows comments that he and Jennifer Donnelly from DLCD had discussed. We will discuss these in future meetings when we address the states comments on the record.

- Chairperson Miller explained that one of the comments was regarding removing fast food and gas stations in the downtown.
- Planning Director Potter explained that this should have stated drive thru not fast food.
- Chairperson Miller explained that when you have a community our size that you would want to be less restrictive on businesses downtown so a service station and dirve-thru restaurant wouldn't hurt the downtown.
- Mr. Potter explained that he would agree with the state on this issue and that by making an allowance today because it is desired by builders may not be the best thing for the community in the long run.
- Mr. Gates asked if there are other communities in Oregon that we could look at that are similar to us that have allowed living above and behind as we do in the downtown to present to the Planning Commission so we could determine how other communities handle this type of development. Currently we require them as a conditional use. The question is will that restrict development was the question. Mr. Potter explained that it might however would the community be certain that development would be done correctly not using a conditional use process. One option may be to keep as is and then review in 5 years to see how the proposals are going.
- Mr. Potter went on to mention that DLCD also requested that we look at minimum and maximum setbacks for residential in order to address uniformity.
- Mr. Potter ended with DLCD comments that he made in this work session review that they would like us to have transit mentioned in our code. Mr. Potter stated that we do not mean this is to say light rail it just means we are planning for mass transit.

Planning Director Potter explained the difference between an arborist, landscaper and a landscape architect. Mr. Potter explained that he had not had an opportunity to check into shrub types yet. Mr. Potter continued by stating that he noticed a previous request to remove ivy from the community as an allowed plant type was removed and would re-address this and get back to them on this matter.

Planning Director Potter stated that there were criteria for the City to provide electricity where a gazebo is required and then another requirement to provide gazebos in parks. Mr. Potter stated that as staff he would recommend changing the wording from "shall provide electricity" to "shall provide electricity when it is readily available".

The Planning Commission voted to have Planning Director Potter provide a more detailed storm water management section. Mr. Potter stated that he would do some research and work with the Public Works Director and bring back a revised storm water section.

Planning Director Potter stated that he is still researching the wireless internet antennas and will present additional findings to the Planning Commission at a future hearing.

Planning Director Potter stated that he felt it would be good for the code to include a process to address public process disruption. Mr. Potter continued by saying that it is important for all parties to have a playing field where they can express their views and provide comments without the fear of having disruption. Mr. Potter continued by saying that he felt using the state recommended language

was the easiest way to address this issue. Mr. Potter said he would prepare some language and provide the language to the Planning Commission.

Planning Director Potter explained the interpretation process for color palettes re different from other interpretations. To speed the process up the interpretation process for color palettes would be by a Type I Land Use Decision.

Planning Director Potter explained because the city has the technology to print plans when needed staff would suggest limiting the number of drawings required for a land use review to 2-8 reducing the previous amount which was up to 22 copies. Mr. Potter stated that a fee increase for land use applications would need to be done upon approval of this in order to cover the additional costs of printing such plans. However Mr. Potter felt that many of the copies could be reduced because of the increased capabilities of state and county agencies to receive these types of plans by email.

Planning Director Potter stated that his staff report will include a new type of development potential which is a Planned Unit Development. The City has had a bad history in the past with these, however he feels it is important for the community to develop properly and there are ways to protect ourselves from what happened in the past. Mr. Potter explained he would provide much more input in the future when he makes this recommendation.

Planning Director Potter began to discuss the options for non-conforming use. Chairperson Miller asked Mr. Potter to hold off on this discussion and for the Planning Commission to hold off on a decision since there was a lot of discussion in the work sessions on this until there is more commission members able to attend to discuss this matter.

Planning Director Potter ended by formulating how he would present comments made by on the record.

Staff Comments

None additional staff comments were made.

Planning Commission Comments

Chairperson Dick Miller wanted to ensure that more board members were able to discuss many of these issues before making a decision.

Upcoming Meetings

The next hearing will be held on Tuesday April 28, 2009 at 6:30pm at City Hall.

Close Public Hearing

The Planning Commission closed the public hearing at 8:28 p.m.

New Business

None

Adjournment

Chairperson Miller adjourned the meeting at 8:28pm.