

Minutes

City of Molalla **Planning Department**
April 28, 2009

Call to Order

Chairperson Dick Miller called the meeting to order of the Planning Commission at 6:30pm on April 28, 2009 at the Molalla City Hall Meeting Room. 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.

Flag Salute

Roll Call

Planning Commissioners:

Chairperson Dick Miller, Commissioner Dublin, Secretary Michelle Mills, Commissioner Bob Trexler, and Commissioner Jerome Beattie

Absent

Vice Chairperson Harry Ruth, Commissioner Joe Greenman, Commissioner Bill Hood, and Commissioner Tara Kramer

Staff

Shane Potter Planning Director

Approval of Prior Minutes

Approved the April 7, 2009 minutes and April 14, 2009 minutes

Public Comment

None

Public Hearings

Chairperson Miller opened the public hearing. Planning Director Potter stated that we would be reviewing comments made on the record by ODOT and DLCD.

Planning Director Potter stated that the staff report would be presumed that the staff recommendations would be correct changes or decision on a process unless the Planning Commission directed him otherwise during these hearings. All staff reports can be discussed at a later date prior to approval by the Planning Commission if any member wishes to readdress an issue.

Chairperson Miller explained the rules of the hearing.

Planning Director Potter explained that there were copies of the staff report along with copies of OAR's pertinent to tonight's discussion on the back table.

Planning Director Potter then began presenting staff reports to the Planning Commission. Mr. Potter began by discussing density and population. Mr. Potter explained to the group that there are differences of opinion on this matter which is okay to have. Additional evidence will be presented on these two issues in the upcoming weeks. Mr. Potter continued with his report.

Secretary Mills asked if the support commercial was better being an overlay. Planning Director Potter explained that it was since it would involve such a little amount of area and uses were similar to the area.

Planning Director Potter then explained that he would like to see the Planning Commission look at allowing Planned Unit Developments. Mr. Potter continued by saying that he would present some other cities codes regarding such a use for the Planning Commission to review.

Planning Director Potter then addressed issues on mobile home parks, schools, net and gross acreage, R.V. parks, religious uses, and parks.

Planning Director Potter explained staffs view on allowing schools in residential zones outright. Chairperson Miller further explained that there are a lot of other uses and activities centered around a school and traffic would be generated by all these uses and the school use.

Planning Director Potter explained staffs position on entrances to residential communities. Mr. Potter explained how this type of a requirement would identify the community, but not take it from the overall city as a whole.

Commissioner Beattie explained that in many instances the CC&R's for a subdivision address these entrances anyways. He felt that allowing them in the small amount of area we have identified does not separate them from the community.

Mr. Potter explained that we agree.

Mr. Beattie explained that we all see eye to eye but it does not appear as if the state agrees with this.

Mr. Potter explained that the state has seen what separating communities has done in larger areas and has a concern that we do not fall into that but our limitations on entrance size and identification of an area should not create that type of separation that staff believes the state is concerned about. Mr. Potter then requested that the language be left as it is.

Planning Director Potter explained how several sections of the code identified an adoption date and many of them were different. Mr. Potter explained that he would attempt to note each one of these and reference it so when an adoption date is made then they all will be changed to meet that requirement.

Chairperson Miller asked why we do not require tree wells in most parts of the City.

Planning Director Potter explained that much of the transportation network could not provide adequate right-of-way to do this. However if there were other areas that the Planning Commission would like to see this type of planting we could discuss it and raise the standards on streets.

Many of the Commissioners felt this would be a very time consuming process that we probably do not have time to address at this point in the hearings and it is something we could address at a later date.

Mr. Potter further explained where tree wells and landscaping requirements would be made throughout the city and that many of the streets with high impact traffic would see such plantings to reduce the traffic impact and separate the visual character of an area.

Mr. Miller asked if it would be reasonable to have planter strips on neighborhood streets.

The Commission as a whole agreed that it would be nice to see but we should get more findings which would not be appropriate in the part of the hearing that we are currently in.

Councilor Mary Jo Mackie asked if the tree wells downtown would have an open grate for water to drain in them.

Planning Director Potter stated that would be his recommendation. This is something the Public Works Director and City Council will probably decide.

Planning Director Potter then began discussion regarding coffee shops.

Secretary Mills asked if this would include coffee shops.

Mr. Potter explained that it would since it was drive through.

The Planning Commission held quite a discussion on these types of uses.

Councilor Mackie stated that there is already a drive up window at Bi-Mart that is visible from the street.

Mr. Potter explained that the use would become non-conforming.

The Planning Commission discussed this issue for some time deciding that the best way to address this issue is to allow drive through however not to allow the drive through to be visible from the street. Therefore a drive through could exist at the rear of the building.

A similar discussion took place regarding gas stations and service stations.

Planning Director Potter explained that auto dealers are a huge concern for the downtown since they create an auto orientation which is opposite of the image downtown is trying to create.

Councilor Mackie stated that she did not believe there was too much to worry about because one has left and it appears as if the other might be leaving as well.

The Planning Commission as a group requested that we get more input. They definitely felt that at the very least the use would have to be a conditional use but felt we may want to eliminate them all together. They instructed staff to find out what TEAM thought of this issue.

Planning Director Potter stated that due to the time we should pick back up on these reports at our next hearing. Chairperson Miller explained that our next meeting will be May 12, 2009.

Staff Comments

None additional staff comments were made.

Planning Commission Comments

No additional commission comments were made.

Upcoming Meetings

The next hearing will be held on Tuesday May 12, 2009 at 6:30pm at City Hall.

Close Public Hearing

The Planning Commission closed the public hearing at 8:20 p.m.

New Business

Staff requested that we move the meetings from weekly to every other week so that staff can ensure adequate time is available to review staff reports before the hearings. The Planning Commission as a whole agreed to this change.

Chairperson Miller wanted to know if there was any additional information on the Conditional Use criteria that has been discussed previously.

Planning Director Potter explained that there has not but it would be part of a future staff report.

Chairperson Miller explained that we will begin the yard of the month up again. Some discussion was had of whether we allow past winners to be nominated again. Planning Director Potter explained that based on our original rules they could not win back to back months but other than that they could win more than once.

Adjournment

Chairperson Miller adjourned the meeting at 8:30pm.