

Minutes

City of Molalla **Planning Department**

April 7, 2009

Call to Order

Chairperson Dick Miller called the meeting to order of the Planning Commission at 6:37pm on April 7, 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.

Roll Call

Planning Commissioners:

Chairperson Dick Miller, Secretary Michelle Mills, Commissioner Bob Trexler, Commissioner Joe Greenman, Commissioner Bill Hood, Commissioner Christine Dublin, and Commissioner Jerome Beattie

Absent

Vice Chairperson Harry Ruth and Commissioner Tara Kramer

Staff

Shane Potter Planning Director

Approval of Prior Minutes

No prior minutes were needed to approve

Public Comment

Jim Gilbert, Cramer Rd, Mulino OR

Mr. Gilbert expressed that he is representing the CPO (Community Planning Organization). He stated that people who live outside the city are affected by what happens inside the city limits. Mr. Gilbert went on to state that he is confused why Molalla uses population projections that are not approved by the State.

Mr. Gilbert stated that he was concerned about the water or lack there of and believes water will not be available if the city continues to grow. He continued by stating that we should keep farm land and not build on it.

Mr. Gilbert added that he is concerned about how people get to Safeway. People travel down a very narrow shoulder along a very busy road. He stated his concern for people riding their bikes and walking to the shopping center. Mr. Gilbert stated that Molalla needs to enhance its transportation plan.

Chairperson Miller asked Mr. Gilbert what he would suggest the City to as far as housing is concerned in order to sustain it.

- Mr. Gilbert responded by stating that it was their belief that the City of Molalla should pass the Downtown Master Plan and Parks and Recreation Master Plan as recommended by the State and accept the safe harbor population number.
- Mr. Miller stated that the code and comprehensive plan must be adopted as well in order to get rid of the development patterns we have seen.
- Planning Director Potter further explained that in order to update the Parks and Recreation Master Plan and Downtown Master Plan the City must adopt changes to the Comprehensive Plan and Code to enforce those documents.

Planning Director Potter then explained to Mr. Gilbert that the City of Molalla has increased its densities by nearly 40% in this new plan. The City will be providing a staff report on all comments made by state and county agencies as part of this process. Mr. Potter further explained how the City of Molalla meets the requirements of Metro for small cities which we are not even required to do. He continued by stating that the City has taken great steps to meet the states goals and regulations for this process. Mr. Potter stated that there is no doubt that population is still an unresolved issue and must be addressed. He stated that we could take a safe harbor number but is this truly planning. To say that you will plan for a 20 year horizon only to determine that the population lasted 5-10 years is not appropriate planning.

- Mr. Gilbert asked if we can ignore the states requirements since they have stated that we must use the safe harbor.
- Mr. Potter responded by stating that the City feels there are other options for population that we have provided the studies which prove our population numbers. Mr. Potter further stated that we have not wasted time and money since all the studies around the population need to be done regardless of the final population number.

Mr. Gilbert stated that he felt staff had taken a path that causes contention and controversy and have developed unsuccessful plans. He stated that many communities have used state data and do quite well. He asked why is the City of Molalla not following other cities examples.

- Planning Director Potter stated that the City and Planning Commission have used much of the recommendations made by the state. He stated that staff was requested and did change several hundred pages of code on the Planning Commissions recommendation.
- Mr. Potter continued by stating that he wanted to know why the city should continue to plan using population numbers that do not adequately reflect Molalla's growth. He continued by stating that using a mixture of urban and rural numbers for population to compare to the growth of our community is not realistic.
- Mr. Gilbert stated that the letters from DLCDC explained that we have to use this.
- Mr. Potter explained that the letter is a recommendation to the City. He went on to explain that currently this is at the staff level at both the state, county and city and that information prepared is to help guide and assist a community and is not the final.

Mr. Gilbert explained that he felt Molalla grew because they build sub-divisions. It wasn't because people coming here and wanting to work here, it was because the sub-divisions were built. How do you sustain this growth without employment? He stated that we must want sub-divisions and land speculators.

- Planning Director Potter explained that we have and are continuing to work hard on bringing jobs to Molalla and this plan shows our interest in doing just that.

Public Hearings

Commissioner Miller explained the purpose for the meeting and the procedures that will be used to conduct the hearing. He next explained the procedures for submitting formal oral comment to the public record.

Planning Director Potter stated that tonight's hearing was the beginning of a series of staff reports on TEAM's comments on the record. Planning Director Potter stated that the documents were available on the website at www.molallaplanning.com, at the library and city hall. Planning Director Potter presented the staff report on comments received during this process from TEAM.

The Planning Commission requested to see additional information on employment zones. Planning Director Potter stated that he would provide this information to them in an upcoming meeting.

A question was raised by an audience member on what would occur with the vacant mill site in town. Planning Director Potter asked to have this question put on hold until the end of this staff report.

Questions from the audience arose on whether or not windows in the employment zone could be shuttered from the inside in order to maintain privacy. Planning Director Potter stated that for places like doctors office that would be a normal type of procedure.

Questions were raised on whether developments over 25 units were required to have a Home Owners Association. Planning Director Potter stated that the city did not manage this but he was unsure of what other rules were on this.

A question was raised by Bill Avison of TEAM that having one theme could limit the type of businesses coming to town. Planning Director Potter stated that the overall goal of the community was for a recreation community. Other areas of town could very well have a different theme. For instance the Planning Commission and TEAM will need to work on a theme for downtown.

An audience member encouraged the city to use drought resistant plants. Planning Director Potter stated that the code has incentives to get developers to use drought resistant planting.

Staff Comments

None additional staff comments were made.

Planning Commission Comments

No additional Planning Commission comments were made.

Upcoming Meetings

The next hearing will be held on Tuesday April 14, 2009 at 6:30pm at the Adult Center.

Close Public Hearing

The Planning Commission closed the public hearing at 8:30 p.m.

New Business

None

Adjournment

Chairperson Miller adjourned the meeting at 8:30pm.