

Minutes

City of Molalla **Planning Department**

August 11, 2009

Call to Order

Chairperson Dick Miller called the meeting to order of the Planning Commission at 6:30pm on August 11, 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 new population figures, housing and economic needs, and staff recommendations.

Moment of Silence for Ryan Morgan

Flag Salute

Roll Call

Planning Commissioners:

Chairperson Dick Miller, Vice Chairperson, Harry Ruth, Secretary Michelle Mills, Commissioner Bob Trexler, Commissioner Bill Hood, and Commissioner Joe Greenman, Commissioner Jerome Beattie

Absent

Commissioner Christine Dublin, and Commissioner Tara Kramer

Staff

Shane Potter Planning Director

Approval of Prior Minutes

The Planning Commission approved the minutes of July 9, 2009, July 14, 2009, and July 16, 2009.

Public Comment

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15774 S Windy City Rd
Mulino, OR

Mr. O'Grady talked about diversity and community connection.

Public Hearing

Chairperson Miller explained the purpose of the meeting and the procedures that will be used to conduct the hearing. Mr. Miller explained the procedures for submitting oral arguments for the record.

Planning Director Potter explained that the material for tonight is available on the back table.

Planning Director Potter explained the population report. Mr. Potter explained how we got where we are. Mr. Potter explained the purpose of a demographer and what the reports we have had throughout this process mean.

Mr. Potter expressed the frustration the City has felt going through this process. Having said that Mr. Potter explained that the Safe Harbor was used in this new report for the first 20 years using an approximate 1.5% growth rate for this initial 20 year period. Mr. Potter continued by stating that we then used the demographers information using our additional 30 years of 2.9% out to the year 2060.

Mr. Potter explained the UGB (Urban Growth Boundary) and URA (Urban Reserve Area) population requirements.

Mr. Potter explained that the impact of using safe harbor is that according to historical numbers the city will actually exceed the population by 2013 than that projected here for the year 2030 meaning that the city will then need to expand its UGB much earlier than originally planned for.

Mr. Potter explained that safe harbor is the only coordinated population option for the UGB that the City has at this time. Molalla will plan for this due to these requirements. Mr. Potter explained that the City does have a vested interest, mainly due to the cost of future public facilities, to plan properly for the next 50 years.

Planning Director Potter explained the Housing Needs Analysis.

Planning Director Potter explained the Economic Needs Analysis.

Staff Comments

Planning Director Potter explained the first two staff recommendations to the Planning Commission. The first set of recommendations was the Manufactured Home Park Code. Mr. Potter explained that the biggest change to this section was placing a maximum size of the park of 2 acres in size.

Planning Director Potter then explained the second set of recommendations which was Employment Zones. Mr. Potter explained that a good portion of this code was lifted out of Oregon City's code.

Planning Director Potter explained that another staff report on code recommendations will be forthcoming which will focus on staff recommendations on the code and other plans.

Planning Commission Comments

Commissioner Joe Greenman asked how extensive our records are for this project. Mr. Potter explained that we have all the records in date order. Mr. Greenman asked if there is a timeline with the comments with the county. Mr. Potter explained that we do have. Mr. Greenman would like to have Clackamas County provide a written statement on why they believe we should have the population that we ultimately end up with. Planning Director Potter explained that we did request a formal letter on their opinion and they said that they would not provide that.

Commissioner Greenman asked if we are going with the melded rate. Mr. Potter stated that we were. Mr. Greenman stated that this is approximately 5,000 people less than the Hovee rate. Mr. Potter explained that this is a problem we agree with however we are trying to work with the County and State to get an adopted plan. Mr. Greenman stated that we have shortened our true UGB and URA needs by doing this thereby not being a true 20 and 50 year plan. Mr. Potter agreed that this is exactly right and we are not happy but we are backed in a corner. He continued that we will be doing

this process in the short term and thereby going through the same process as we are currently in. Mr. Potter stated that we have held out for a long period of time trying to plan properly and we have received a letter from the county saying that they will not do a coordinated population number thereby leaving us with only a couple of options one of which is not financially feasible.

Chairperson Miller explained he is concerned that we are going to need to spend this money again in the short time (10 years or less). Planning Director Potter agreed that this is going to happen and we will be spending this money again shortly.

Commissioner Mills expressed her concerns about spending money again in the short term rather than spending the tax money of the citizens in a responsible manner. Mr. Potter agreed but stated that he did not feel we had any options at this point and recommended people contact the state to express their concerns in order to get this process changed.

Public Testimony

None

Upcoming Meetings

Mr. Potter requested that we do not meet until August 25, 2009 in order for the City to complete its mapping.

Close Public Hearing

Chairperson Miller closed the public hearing after a unanimous vote by the Planning Commission at 7:32pm.

New Business

Planning Director Potter explained that the Planning Commission has a Hazard Mitigation meeting on Thursday night to finalize a mitigation plan for the city.

Adjournment

Chairperson Miller adjourned the meeting at 7:40pm.

An audio recording is available for this hearing.