

Work Session Summary

Notes

City of Molalla **Planning Department**
January 13, 2009

Topic

Review of Title 17 (Land Use Districts) Proposed Development Code.

Roll Call

Planning Commissioners:

Chairperson Dick Miller, Commissioner Joe Greenman, Commissioner Bob Trexler, and Commissioner Jerome Beattie

Absent

Vice Chair, Harry Ruth; Secretary Michelle Mills; Commissioner Bill Hood; Commissioner Christine Dublin

Staff

Shane Potter Planning Director

Work Session Summary

Chairperson Dick Miller convened the work session at 6:30pm at the Molalla Adult Community Center. Planning Director Shane Potter led the review of Title 17.

During the work session staff described each section of the plan thoroughly. During discussion of Title 17, the following revisions or changes were suggested by members of the Commission, staff and/or public attendees. These will be acted upon by the Commission at a future public hearing(s) to be duly scheduled and noticed. Suggested revisions/additions:

1. Page 8
 - a. Discussion of why we would allow any buildings over 35' in height in the ER, R-1, and R-2 zones.
 - b. Increase percentage of lot coverage for single family from 50 percent to 60 percent in the ER and R-1 zones.
 - c. Discussion to reduce the size of the lots in the R-5 zone for multi-family dwellings.
2. Page 10 – Discussed changing the wording to “conform to one” on C instead of providing an option like on the bottom of the page.
3. Page 11 – Discussion on height limits to housing when using the step down method. The concern was that one building would be overshadowed by another building. Conversations included step downs for rear property lines as well. Due to the amount of discussion staff will contact other communities to see what they do.
4. Page 14 – Define foundation

Discussion was suspended by the Chair at 8:30pm. The next work session of the Commission will convene at 6:30pm on January 20, 2009 in the Molalla Adult Center, at which time the Commission will continue its review of Title 17.

No audio recording of this work session has been made.