

Work Session Summary

Notes

City of Molalla **Planning Department**
January 20, 2009

Topic

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

Roll Call

Planning Commissioners:

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

Absent

Vice Chair, Harry Ruth; Commissioner Bill Hood

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 15 – (A) should match the definition in title 16.
2. Page 19 – Spell out what ADA is (American with Disabilities Act)
3. Discussed the allowable length in building size.
4. Page 24
 - a. Added low walls to (4).
 - b. Remove 7.a since it is already discussed in detail
 - c. 7.c should be repeated in the industrial and commercial sections as well.
5. Page 25 - Use drawings to illustrate what the accessway would look like and the standards it would be built to.
6. Page 27 - Discussion on what type of metals to allow.
7. Page 29 – Discussion on whether to allow metal roofs and if we did to ensure typical unsightly metal roofs like those found on barns are not used.
8. Page 31 – Remove last sentence in B.

9. Page 32
 - a. There is another home occupation section in the code that this should go into in order to be more clear.
 - b. Discussions on hostiles were brought up and the group requested staff provide them more information.
10. Page 33 – There was a lot of discussion on how much impact to allow for residential. There were discussions that residential lots adjacent to major arterials that would not have negative impacts on surrounding residences should have additional allowances. However there is no way to address that without a zoning overlay. Discussion continued by saying that we should remove the number of trips per day and just say that only one vehicle for the home business at a time with a maximum 15 minute overlap.
11. Page 35 – There were requests to define a commercial vehicle which is in Title 16.

Discussion was suspended by the Chair at 8:30pm. The next work session of the Commission will convene at 6:30pm on January 27, 2009 in the Molalla Adult Center, at which time the Commission will continue its review of Title 17 and begin Title 18 if completion of Title 17 occurs and time allows.

No audio recording of this work session has been made.