

# Minutes

City of Molalla **Planning Department**

May 12, 2009

## Call to Order

Chairperson Dick Miller called the meeting to order of the Planning Commission at 6:30pm on May 12, 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 staff reports based off of state comments on the record.

Flag Salute

## Roll Call

### Planning Commissioners:

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

### Absent

Commissioner Christine Dublin, and Commissioner Tara Kramer

### Staff

Shane Potter Planning Director

## Approval of Prior Minutes

Approval of the April 28, 2009 and May 12, 2009 minutes will be reviewed for approval at the next Planning Commission hearing.

## Public Comment

### **Susan Hansen, PO Box 50, Molalla OR 97038**

Ms. Hansen was unhappy that Mr. Potter did not have minutes from the previous meeting available tonight or prior to tonight.

Ms. Hansen also expressed her displeasure with the letter not being presented tonight from Clackamas County where they expressed that Safe Harbor was the only option.

Ms. Hansen stated that she was informed that minutes from the last meeting would be available to the public tonight.

Ms. Hansen concluded by stating that the Planning Commission is continuing to use the wrong population figures.

**Tony Kreitzberg, 1011 Commercial St. NE., Salem OR**

Mr. Kreitzberg thanked the Planning Commission and staff on all the time that they have spent on this enormous project.

Mr. Kreitzberg concerned that the park requirement of 1.25 acres for every 100 residents would end up leaving the city with a bunch of park lands scattered all over the city. Cost to developer to develop a park is approximately \$14,000 per lot. Mr. Kreitzberg continued by stating that this did not include the cost of maintaining the property. Mr. Kreitzberg explained that if a homeowners association wanted to maintain a park it would add another \$7,300 per house to maintain the park over a course of 30 years.

Mr. Kreitzberg stated that they felt we should identify park needs in the parks and recreation master plan and provide for parks that you plan for.

Chairperson Miller asked what is your argument about using 1.25 acres per 100 people?

- Mr. Kreitzberg stated that it costs too much. According to your parks and recreation master plan you already determine that costs of keeping the parks is the main problem.
- Mr. Miller asked if Mr. Kreitzberg felt that having more parks would be more attractive for people to move here where there kids could play.
  - Mr. Kreitzberg stated that he did agree. He continued by stating that you have to create a balance. If you have too many parks it will be too expensive to maintain and people cannot afford to live here.
- Commissioner Beattie asked if the concern was based on the methodology or the volume behind the methodology.
  - Mr. Kreitzberg stated that he felt it was two different issues. One of the issues was the methodology and the other was the cost.
- Commissioner Beattie asked how could you maintain a standard without some type of methodology.
  - Mr. Kreitzberg stated that through your SDC's and the Parks and Recreation Master Plan.
- Commissioner Greenman asked what avenues we have since we need land to build needed parks.
  - Mr. Kreitzberg stated that this is a good consideration and that he felt there was adequate land available. He continued by stating that money is more flexible than land.

Mr. Kreitzberg stated that there was another way to satisfy the park needs of the community. He continued by stating that we currently limit open space to 20% of the total park space need. He then stated that allowing more open space would reduce the maintenance problem for traditional parks.

**Fred Simmons 13258 S Vick Rd, Molalla OR 97038**

Mr. Simmons explained how the parks we have provide so much for the community.

**Steve Clark, 332 Steelhead St, Molalla OR 97038**

Concerned that water is not being accounted for in these population projections. He continued by stating that we have rights to 4 million gallons per day and are using just over 1/2 of those rights now. By more than doubling the population over the planning period (50) years then you will need additional water.

- Chairperson Miller explained that we did not respond individually to your emails because we work as a unit not as individuals.
- Planning Director Potter stated that Molalla has an active Water Master Plan which identifies the water needs of Molalla. He continued by stating that the City is not required to provide an update to our master plans as part of this process. However with that being said we have identified the need for our facility plans to be updated and will begin working on all of them, minus a recently approved storm water plan, in the near future. The next facility plan in line for updating will be the Transportation Systems Master Plan.
- Mr. Clark stated that he objects to the Comprehensive Plan without consideration of the water supply.

## 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 requested that all participants sign in at the back table. Mr. Potter also stated that documents were available on the website at [www.molallaplanning.com](http://www.molallaplanning.com), at our library and city hall.

Planning Director Potter began the hearing by stating that the City is not at odds with the County and State as some would have people believe. Mr. Potter continued by stating he has a great deal of respect for the agency representatives the he deals with. Mr. Potter also took a moment to thank John Borge from Clackamas County who the City has had the pleasure of working with and is retiring. Mr. Potter wishes Mr. Borge luck in his future endeavors. Mr. Potter stated that it is not unhealthy for organizations, groups and/or individuals to disagree. Such disagreement usually creates discussions which can evolve into a better end product. Mr. Potter stated that there have and will continue to be differences of opinion on how Molalla is to develop. He continued stating that the Planning Commission will differ in opinion on some things that are in the staff report and the City Council may differ on some items from the Planning Commission report. Mr. Potter stated that this is a healthy process to create debate and to make it anything other than that is ludicrous. He continued by stating that he works with these agencies on a daily basis and that they are very helpful to us. Mr. Potter stated that he thanked them for their time. Mr. Potter finished his opening by stating that this would be the last time he will address this issue unless additional questions are raised.

Planning Director Potter stated that all participants sign in at the back table. Mr. Potter then explained that documents were available on the website as well as at the library and city hall.

Planning Director Potter presented the staff report.

Commissioner Greenman asked if there was a dispute or disagreement over the population projection issue, what is DLCD's objection in what form is that position coming to us.

- Planning Director Potter stated that DLCD has taken the line that Molalla only has the option of Safe Harbor. Staff believes there are other options available such as obtaining a coordinated population from Clackamas County that would allow us to use the numbers we have provided. Ultimately if DLCD does not agree with our decisions then they can refer it to LCDC who will then review the file.
- Commissioner Greenman stated that he feels staff's (DLCD) opinion has a certain amount of weight from the stand point the department relies on them to be experts on rules and regulations and dispense useful information to the municipalities. Mr. Greenman stated that we too have hired professionals and have experts who have provided us information as well.

Mr. Greenman continued stating that if there is a difference of opinion between their staff and our staff then they would bump this up to LCDC for board review and to render a formal opinion on that dispute right.

- Mr. Potter stated that was correct.
- Mr. Greenman asked what is the benefit or drawback of these options.
  - Mr. Potter explained the positives and negatives of the population debate that was spelled out in staff reports.
- Mr. Greenman did ask if it would be premature to ask them to rule on this one individual element separately.
  - Mr. Potter stated that it would be since the package of products involve so much more information than just population.
- Mr. Greenman wondered when we would be able to put our hands around something that we can forward to the City Council with some feeling of security.
  - Mr. Potter explained that it would be coming back to the Planning Commission prior to Clackamas County's final findings.
- Commissioner Beattie wanted to know if it was true that Sandy adopted Safe Harbor and their projection was 37,000 people.
  - Mr. Potter explained they actually set a very large urban reserve not using Safe Harbor which gave them a 42 year number of 37,000 people and then they accepted Safe Harbor for their Urban Growth Boundary.

There was general discussion by the Planning Commission on allowing larger retail in the downtown area to ensure business opportunities. There were comments that possibly allowing larger retail would allow for more foot traffic in the downtown.

- Planning Director Potter explained that typically large scale developments revolve around auto orientation not necessarily foot traffic for the rest of the downtown. Mr. Potter asked the Planning Commission if they would like him to provide more information through comparisons of what other cities are doing. The Planning Commission requested that he provide that.

Planning Director Potter concluded the staff report.

### Staff Comments

Planning Director Potter asked the Planning Commission to make sure he understood direction from the Planning Commission from the last meeting correct. Mr. Potter stated that it was his understanding that the Planning Commission wanted more information on auto dealerships in the downtown and require drive through' to be placed at the rear of the building and not visible from the street side.

Planning Director further asked if they wanted staff to proceed with requiring a conditional use process for larger scale buildings in the downtown in order to address parking concerns.

- Chairperson Miller stated that he felt we almost would have to do that.
- Mr. Potter explained that he would obtain information from neighboring cities and ask what they do.

Planning Director Potter asked if there were other questions from the staff reports. Mr. Potter then explained that he understands during the hearing process if you have a question that you will bring it up to staff. Mr. Potter explained that he felt if he does not hear anything then he will consider the change is acceptable. Mr. Potter asked the Planning Commission if this was an acceptable understanding. The Planning Commission stated that this is correct.

None additional staff comments were made.

### Planning Commission Comments

No additional commission comments were made.

### Upcoming Meetings

The next hearing will be held on Thursday May 28, 2009 at 6:30pm at City Hall.

### Close Public Hearing

The Planning Commission closed the public hearing at 8:22 p.m.

### New Business

Staff requested that while we are working through public hearings that we enter into work sessions with the City Council to continue previous discussions on this complicated process. Mr. Potter asked if the Planning Commission could meet on June 2, 2009 at the Molalla City Hall. The Planning Commission as a whole agreed to this meeting date.

### Adjournment

Chairperson Miller adjourned the meeting at 8:30pm.