

Molalla Planning Department

PC NEWSLETTER

Greetings New Planning Commissioners

Upcoming Meeting Dates:

- September 9, 2008
Monthly Planning Commission Meeting
- September 13, 2008—
BBQ at Shane's house
- September 17, 2008—
Joint meeting with Planning Commission, City Council, and DLCD
- October 14, 2008—
First Planning Commission Hearing on file CA 2008-2 (Comp plan, code, URA)

We would like to introduce our new Planning Commissioners. The Planning Commission had 2 voting vacancies. At the August 12, 2008 meeting the Planning Commission recommended the vacancies be filled as follows:

Bill Hood - Voting Member - Bill resides within the City limits of Molalla.

Christine Dublin - Voting Member - Christine has been a member of the Planning Commission for nearly 1 1/2 years now as a non-voting member. Christine fills an outside the city voting member spot.

Jerome Beattie - Non Voting Member - Jerome will move into Christine's vacated non-voting spot which will allow him to participate in the meeting process like all other members of the Planning Commission.



Picture of the Molalla River in the Corridor.

The City Council approved the new members at their August 27, 2008 meeting.

We welcome the new Planning Commission members. There is a lot of studying for these new members to do prior to the first set of public hearings, and based on interviews of the members we believe all of the new members are up to the challenge.

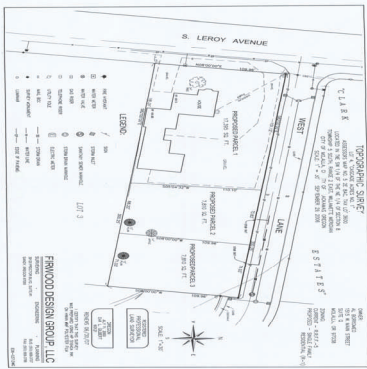
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Proposed Comprehensive Plan & Supporting Documents, Code, and URA Designation

Staff has officially filed for 45-day review of the comprehensive plan and supporting documents, the development code and a designation for an Urban Reserve Area. Public hearings are currently scheduled to begin on October 14, 2008.

These documents are the product of more than 5 years of hard work and dedication by the City's Planning Commission. The work they have done has saved the City an incredible amount of money. Staff wants to express its appreciation to the Planning Commission and its willingness to volunteer so much of their time to this process. There have been well over 100 public meetings during this process and we look forward to even more discussion on these matters in upcoming hearings.



Plat of proposed division. Picture does not show how the full street extension.

CA 2007 - 8 (109 Leroy Ave)

The Planning Commission recommended to the City Council adoption of an annexation, zone change, and partition on this property. The City Council approved this recommendation on August 13, 2008.

The partition will result in 2 additional lots being created which will allow for needed housing. Currently there is a lack of residential land available within the City limits of Molalla.

This development will extend the width of W. Lane to a full street. There are currently half street improvements approximately 300 feet from Leroy Avenue heading east. This will balance the street out and meet the standards of the Molalla Transportation Systems Plan for an extension to a full Neighborhood Street standard (50 feet).

The property is zoned to allow the addition of 2 additional sin-

gle family homes.

Urban Renewal District

The City of Molalla has established an Urban Renewal District as approved by the City Council on August 27, 2008.

Planning Commissioners are well aware of how important Urban Renewal is in the implementation of any master plan. There is a lot of excitement among Planning Commissioners I have talked to regarding this

Urban Renewal District. This Planning Commission is not only working hard to establish master plans and visions to accomplish in the future through written documents they are more excited about implementing the plans.



3-D rendering of development

CA 2008 - 1 (12911 S Hwy 211)

The Planning Commission recommended to the City Council to adopt an annexation, zone change, design review, master plan, and partition. The City Council approved this recommendation on August 13, 2008.

The development will initially

result in an approximately 7,300 square foot dental clinic. Future plans for the development include nearly 20,000 square feet more commercial space spread over 3 additional buildings.

The development embodies and even exceeds the design charac-

teristics desired through the proposed code and will be a nice visual addition to the City as well as provide needed commercial space.



Permit Updates

This section will serve as an update to permit issuances in the City in the month of August:

- 25 Building Permits
 - * 5 Single-Family Residential Homes
 - * Safeway Remodel
 - * ADA Ramp for a church
 - * 2 Signs
 - * Tenant Improvement at 501 E. Main St.

- 16 Electrical Permits

Upcoming Meetings

September 9, 2008

The Planning Commission will hold a public meeting to:

1. Greet new Planning Commission members.
2. Discuss the process and hearing dates that will be occurring in mid October.
3. Additional items may be placed on the agenda prior to the meeting.

September 17, 2008

The Planning Commission, City Council, DLCD, Winterbrook and our land use attorney will be present to talk about the process for the Comprehensive Plan, Code, and URA Designation. This will be a work session.

October 14, 2008

The Planning Commission will hold its first of several public hearings on the Comprehensive Plan, Code, and URA Designation.

117 N Molalla Avenue
PO Box 248
Molalla, OR 97038

Phone: 503-829-7526
Fax: 503-826-6872
E-mail: planner@molalla.net

The Planning Commission is responsible for deciding on certain land use actions within the City and researching the Comprehensive Plan, Code and growth throughout the City while providing the City Council detailed data on such information.

Planning Today for Molalla Tomorrow

We're on the Web!
molallaplanning.com

Planning Department Website

The Planning Departments web site is still under construction, however please use this resource as much of the cities information can be found on this site.

Some current updates to the website include:

1. Placing all of the revisions to the proposed planning documents on the site.
2. Constantly updated calendar.
3. Revised and easier to access Land Use File review includes maps and reports among many other items.

4. Improved forms for electronic submittal.
5. Improved look of the fee's. It is now much simpler to view these documents.
6. Added other government links to our site.

We will be working on:

1. An enhanced Planning Commission site.
2. A Q & A page.