

PC NEWSLETTER

Comprehensive Plan, Municipal Code, and URA Designation

Upcoming Meeting Dates:

- October 14, 2008—6:30pm Molalla Adult Center (315 Kennel Ave) - First Planning Commission Hearing on file CA 2008-2 (Comp plan, code, URA)
- October 28, 2008—6:30pm , Location at Molalla Adult Center as of now—2nd hearing on file CA 2008-2

Just over five years ago the City Council asked the Planning Commission to begin the questions of where is Molalla going and what will it look like in the future. Now, after five years of research, work sessions, discussions and deliberations, the Planning Commission has answered those questions in the form of a proposed comprehensive land use plan, development code, and future urban reserve area. Public hearings on all of these important issues are ready to get under way.



Open farmland outside city limits of Molalla

Many volunteer's worked very hard to produce a land use plan and development code that reflects the city's values and priorities - - instead of turning the task over to outside consultants.

In the course of public hearings coming up, citizens will have numerous opportunities to voice their views and concerns on every aspect of the proposed plan and code, and to present ideas and concepts they would like to have considered.

These public hearings will be a crucial time for everyone who cares about the future of Molalla to have an opportunity to influence the way our community will grow and change in the years to come.

Inside this issue:

Planning Commission 2
Hearing Schedule

Planning and Building Dept. Will Stay Open to Serve Citizens not Able to Make it in Before 5pm

On Thursday, October 9 the Planning Department will be open until 8p.m. in order to serve citizens who are at work and unable to make it in during normal business hours. We will repeat this approximately every 6 weeks in an order to better serve the citizens of Molalla.

Please come by and see us.

PLANNING COMMISSION HEARING SCHEDULE FOR THE COMPREHENSIVE PLAN, CODE AND URA DESIGNATION

ADDITIONAL NOTES

11/14/08 - Hearing 1 - Opening Discussion & Comment Period

10/28/08 - Hearing 2 - Presentation by our Consultants on the Comprehensive Plan, Supporting Documents, and Urban Reserve Area Designation

11/5/08 - Hearing 3 - Review of the Comprehensive Plan

11/13/08 - Hearing 4 - Downtown Master Plan, Parks & Recreation Master Plan, and Transportation Master Plan

11/18/08 - Hearing 5 - Open Meeting

12/2/08 - Hearing 6 - Glossary for Title 16 through 21 and Review of Title 16

12/9/08 - Hearing 7 - Title 17

*Planning Commissions hearings will be suspended during the holiday season

1/6/09 - Hearing 8 - Title 18

1/13/09 - Hearing 9 - Title 18

1/20/09 - Hearing 10 - Title 18

1/22/09 - Hearing 11 - Title 18 & 19

1/27/09 - Hearing 12 - Open Meeting

1/29/09 - Hearing 13 - Final Hearing & Recommendation

**The mailed notice that was sent to all property owners who may be affected by the proposed comprehensive plan, code and URA will be the only blanket notice by mail received for these hearings. To be included in future mailing please attend a meeting and sign in, email your request to planner@molalla.net, or mail a letter requesting future notice of City Council hearings on these matters.*

**7 days prior to each hearing, an agenda, minutes of the previous meeting, and a copy of staff's recommendations will be available on our website at www.molallaplanning.com.*

**There will not be a rush to decision on any one section of the plan for these hearings. For that reason hearings may take longer than stated here or may go faster than stated here. This Planning Commission Hearing Schedule may change from meeting to meeting. Any changes will be posted no less than 7 days prior to the next hearing.*

**Each hearing will provide ample time for public testimony. If ample time is not available during the hearing, additional time will be provided at the next hearing. Testimony should be directed at criteria. Due to the volume of hearings and amount of material to get through time limits will be established. There are multiple hearings scheduled which will allow everyone an opportunity to speak at each meeting. If you feel the time limit restricted what you wanted to say please feel free to attend another meeting to complete your thoughts. If time allows at the end of the meeting for additional comments then additional testimony from the same individuals may be presented.*

**All material, agenda's, and minutes will be available on our website at www.molallaplanning.com*

BUILDING OFFICIAL'S CORNER

Why do I Need a Permit?

Why do I need a permit? While there are a lot of reasons many jurisdictions may desire you to get a permit. The fact is that Oregon law requires you to obtain permits - even on your own property - to ensure that minimum building standards are met for your own safety and for the safety of future property owners and/or occupants.

Permits keep you, the homeowner, safe as well as the public. When we walk down a sidewalk and walk under a cover of some sort -- be it a sign or an awning -- you have a feeling of safety. If these structures were not inspected and constructed improperly then your safety may be at risk from a falling part. Code is ever changing to ensure proper installation of products that are also ever changing.

Are there code requirements that you disagree with? No doubt. However, codes have a reason for their existence. One of government's top priorities is to ensure public safety by enacting and enforcing building and product standards. If you feel that a code requirement is not necessary, you may appeal the building official's decision to the Clackamas County Building Official and the City will abide by that decision. You may also get in touch with the Oregon BCD (Building Codes Division).

Jurisdictions are responsible for enforcing and interpreting the Uniform Building Code. There is always a chance for any person who disagrees with a decision made by the local inspector to appeal it. You are even entitled to an ap-

peal to the State of Oregon if you still disagree with the decision maker hearing the appeals.

We are always available to answer any questions you may have regarding permitting questions. Also if you come across an individual that has questions about the permitting process please send them our way. There are so many criteria depending on the type of use, building, and materials used that it would be easy to lead someone astray. As public officials it is also important to remember if you lead a citizen astray with regards to permits it is possible there is liability for your comments if /when a failure occurs and safety is jeopardized.

--By Jerry Arcari, Building Official

SIGN PERMITS



The Planning Department has redesigned our permit process for signs. The new permitting process allows for a more efficient review by staff side while drastically reducing the amount of time for sign approval for the customer. The new process requires only one form to be filled out by the applicant for both building and planning -- cutting out redundancy and saving you time.

The new forms also walk an

applicant through the permitting requirements and allows them to fill in blanks in order to help speed up the process while also providing them with a better understanding of what types of information will be reviewed.

Please feel free to view our permit forms at www.molallaplanning.com and then click on the Forms tab at the top of the page.

Please feel free to provide input

on any of the permit requirements. This will provide us the opportunity to produce the most useful forms possible hearing from those who are required to use them. The Molalla Planning and Building Department strives to be as helpful and customer friendly as possible.

--By Jerry Arcari, Building Official

A Series on Planning

Series 1

WHY PLAN?

Planning is most certainly not a recent phenomenon. In fact, the practice predates recorded history. Since its inception however, the scope of planning has changed quite dramatically -- evolving from essentially social engineering through the development of grandiose public architecture and spaces - to more recent, adaptation's that attempt to "comprehensively" examine the needs and desires of cities and regions while coordinating the provision of public services with an often extremely limited budget.

Over the next several months, this segment of the Molalla Planning Commission Newsletter will cover a range of topics that deal with the purpose of and need for community planning. This series is intended to educate as well as raise questions about why planning has become such an integral component of responsible growth for 21st century cities and rural areas alike.

The topic for the inaugural Why Plan? Relates specifically to comprehensive plans and zoning.

THE COMPREHENSIVE PLAN

Comprehensive planning attempts to establish guidelines for future community growth, while responsibly addressing the issues of compatibility between; various land uses, and natural, cultural and historic resources. Comprehensive planning therefore, aims to coordinate the individual desires of property owners who wish to develop or preserve particular parcels of land while simultaneously addressing the effect that certain development and preservation efforts will have on the community and on the region.

Because of its broad scope, the comprehensive plan serves as a policy guide to decisions about the community's future. These policies vary from place to place but should include at a minimum an examination of the existing condi-

tions and circumstances in the community or region, a discussion of future trends, as well the goals and objectives of the community. In addition to goals and objectives, it is important that the comprehensive plan contain specific proposals for how these goals and objectives will be met - measures for implementation.

Comprehensive plans are beneficial for their ability to facilitate coordination at the regional level. Reviewing the long-term goals and objectives of the various communities in a region can help a particular community concentrate its efforts to compliment the efforts of neighboring communities.

The State of Oregon has mandated that all incorporated areas maintain a comprehensive land use plan. Here in Oregon, not only is coordination encouraged, but required. Senate Bill 100, approved May 29, 1973, forms the basis for the State's authority to comprehensively plan incorporated municipalities. SB 100 has led to the creation of nineteen different Statewide Planning Goals that guide the development of individual municipalities' comprehensive plans. During the development of comprehensive plans, municipalities must demonstrate compliance with all pertinent Statewide Planning goals. The nineteen Statewide Planning Goals are listed here:

- Goal 1 - Citizen Involvement
- Goal 2 - Land Use Planning
- Goal 3 - Agricultural Lands
- Goal 4 - Forest Lands
- Goal 5 - Natural Resources, Scenic & Historic Areas, and Open Spaces
- Goal 6 - Air, Water & Land Resource Quality
- Goal 7 - Areas Subject to Natural Hazards
- Goal 8 - Recreational Needs
- Goal 9 - Economic Development
- Goal 10 - Housing

- Goal 11 - Public Facilities and Services
- Goal 12 - Transportation
- Goal 13 - Energy Conservation
- Goal 14 - Urbanization
- Goal 15 - Willamette River Greenway
- Goal 16 - Estuarine Resources
- Goal 17 - Coastal Shorelines
- Goal 18 - Beaches and Dunes
- Goal 19 - Ocean Resources

Much of the strength of the comprehensive plan comes from public input accumulated throughout all phases of its development. Differing opinions regarding the future of the community can be discussed and debated among citizens, regional property owners, business owners, and elected and appointed officials.

The goal is to arrive at solutions that are comprehensive and agreeable to most parties while soliciting a certain degree of compromise from all parties.

One obvious drawback of accepting public input in a public forum is that there are often individuals who are unable or unwilling to comment for various reasons. Too often, the voices of those who speak the loudest and most frequently, outweigh the needs of those unable or unwilling to participate. Officials and decision-makers must recognize these limitations and attempt to base their decisions on what is in the best interest of the community at large, now and in the future.

IN THE NEXT ISSUE - ZONING

--By Shane Potter, Planning Director and Zach Pelz, Assistant Planner

Permit & Land Use Updates

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

- 13 Building Permits
 - * 1 - Single-Family Residential Homes
 - * 3 - Heat Pump / Pellet Stove
 - * 2 - Shops
 - * 3 - Re-Roofs
 - * 2 - Backflows
 - * 1 - Signs
 - * 1 - Tenant Improvement

- 9 Electrical Permits

- Land Use Permits
 - * 3 - Sign Permit applications
 - * 1 - Telecommunications
 - * 1 - Partition

Upcoming Meetings

October 14, 2008

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

October 28, 2008

The Planning Commission will hold the 2nd in a series of public hearings on the Comprehensive Plan, Code, and URA designation.

November 5, 2008

The Planning Commission will hold the 3rd in a series of public hearings on the Comprehensive Plan, Code, and URA designation.

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The Planning Commission is made up of nine citizens appointed by the City Council to ensure that land use and development proposals are in compliance with the City's comprehensive plan, zoning ordinance and development code. The Planning Commission also makes recommendations to the City Council on land use matters.

Planning Today for Molalla Tomorrow

We're on the Web!
molallaplanning.com

Planning Department Website

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

What Can You Find on the Website:

Some of the things you can find include but are not limited to:

1. All of our land use and building permit forms are online.
2. Land Use Fees,
3. Land Use Codes,
4. Land Use Manuals including the Comprehensive Plan, Transportation Master Plan, and Wastewater Master Plan.
5. Current Planning - You can see existing land use files and reports and descriptions of those land use files.
6. Long Range Planning - Deals with all the proposed changes we are presenting as part of the Comprehensive Plan, Code and URA changes.