



Planning & Community Dev.

117 N Molalla Avenue

PO Box 248

Molalla, Oregon 97038

Phone: (503) 759-0219

communityplanner@cityofmolalla.com

AGENDA
Molalla Planning Commission
6:30 PM, December 18, 2019

Meeting Location: Molalla Adult Center
315 Kennel Avenue.
Molalla, OR 97038

The Planning Commission Meeting will begin at 6:30pm. The Planning Commission has adopted Public Participation Rules. Copies of these rules and public comment cards are available at the entry desk. Public comment cards must be turned in prior to the start of the Commission meeting. The City will endeavor to provide a qualified bilingual interpreter, at no cost, if requested at least 48 hours prior to the meeting. To obtain services call the City Recorder at (503) 829-6855.

I. CALL TO ORDER

II. FLAG SALUTE AND ROLL CALL

III. PUBLIC COMMENT – Limited to 3 minutes per person

IV. PUBLIC HEARINGS:

- Consideration of an amendment to Molalla Municipal Code (MMC) Table 17-2.2.030 "Uses Allowed by Zoning District" to remove "self-service storage, commercial" as a permitted use in the C-2 (General Commercial) zone.

VI. DISCUSSION ITEM:

- Project Updates

VII. REPORTS AND ANNOUNCEMENTS

VIII. ADJOURNMENT

City of Molalla

Planning Commission Public Hearing



Subject: Consideration of an amendment to Molalla Municipal Code (MMC) Table 17-2.2.030 "Uses Allowed by Zoning District" to remove "self-service storage, commercial" as a permitted use in the C-2 (General Commercial) zone.

Staff Recommendation: Staff recommends that Planning Commission recommend approval of the proposed code amendment by City Council.

Date of Meeting to be Presented: December 18, 2019

Fiscal Impact: No direct impact

Background:

Staff is requesting Planning Commission consider an amendment to MMC Table 17-2.2.030 "Uses Allowed by Zoning District" to remove "self-service storage, commercial" as a permitted use in the C-2 (General Commercial) zone. This use is still permitted in the Light Industrial zone and is a conditional use in the Heavy Industrial zone. The intent behind this amendment is to preserve scarce commercially zoned lands for uses that broaden access to a variety of commercial goods and services for Molalla residents.

The proposal will be reviewed based on criteria set forth by the MMC section 17-4.6.030:

- A. *If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;*
- B. *The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning);*
- C. *The City Council must find the proposal to be in the public interest concerning community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and*
- D. *The amendment must conform to Section 17-4.6.050 Transportation Planning Rule.*

Exhibits:

Exhibit A: Findings of Fact

Exhibit A - FINDINGS OF FACT

SUMMARY OF PROPOSED CHANGES:

1. The proposed change would modify **Table 12-2.2.030 Uses Allowed by Zoning District** as follows:

Key:

- P = Permitted Use
- S = Permitted with Special Use Standards
- CU = Conditional Use Permit Required
- N = Not Allowed

Uses	Residential Zones				Commercial Zones and Industrial Zones				Public Use	Special Use Standards
	R-1	R-2	R-3	R-5	C-1	C-2	M-1	M-2		
Self-Service Storage, Commercial	N	N	N	N	N	P N	P	CU	N	

RATIONALE FOR PROPOSED CHANGES:

City Staff recommends removing self-storage as a permitted use in the C-2 General Commercial Zone on the grounds of preserving scarce commercially zoned lands for uses that broaden access to a variety of commercial goods and services for Molalla residents. The Molalla Municipal Code describes the intent behind commercial zones:

Commercial zoning districts accommodate a mix of commercial services, retail, and civic uses....Two commercial zoning districts, one for the central commercial/traditional downtown area (C-1, Central Commercial) and one for the general commercial (C-2, General Commercial) area, provide for the full range of commercial land uses within the City. The zoning district regulations are intended to promote the orderly development and improvement of walkable commercial areas; facilitate compatibility between dissimilar land uses; provide employment opportunities in proximity, and with direct connections, to housing; and to ensure efficient use of land and public facilities (MMC Section 17-2.1.020.B)

Commercial uses in Molalla should promote access by all modes of travel, decrease strict reliance on the automobile, and seek to reduce trips outside the city for goods and services unavailable in Molalla. Self-storage sites are typically land-intensive, auto-oriented uses, with fewer employees. Mini storage uses also offer less synergy with other commercial uses. For instance, a resident shopping at the grocery store may walk to an adjacent coffee shop or restaurant. That same resident is less likely to combine a shopping trip to the grocery store with a visit to a mini-storage use. With more available industrial land

within the City limits and Urban Growth Boundary, staff advises that self-service storage facilities be limited to the industrial zones.

CRITERIA FOR REVIEW:

Amendments to the Development Code shall be in conformance with the following criteria found in Molalla Municipal Code (MMC) Section 17-4.6.030:

- A. If the proposal involves an amendment Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;***

Staff Analysis: This is not applicable since the proposal does not include an amendment to the Comprehensive Plan.

- B. The proposal must be consistent with the Comprehensive Plan***

Staff Analysis:

Comprehensive Plan Goal Analysis:

Goal 1: Citizen Involvement Policies:

Applicable policies are listed below:

- 5. The City shall provide for a wide range of public involvement in City planning programs and processes. The City should:***
- 5.1. Provide user-friendly information to assist the public in participating in City planning programs and processes, including available sources of media ranging from television (when available and free), radio (when available and free), Internet, newspapers, mailings, and meetings to provide for the highest involvement from citizens.***
 - 5.2. Provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions are made.***
 - 5.3. Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes.***
 - 5.4. Provide data to interested citizens in non-technical and understandable terms.***
 - 5.5. Adopt procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.***

5.6. Provide data in a manner that is simple enough to give the public an opportunity to understand the issues. This includes technical data submitted by other parties.

Staff Analysis: The proposed amendment is consistent with these goals. City staff met individually in person or by phone with all existing Molalla self-service storage facility owners to describe the proposed amendment. Furthermore, the City sent notice of the amendment to all property owners in the C-2 zone. Planning staff fielded five property owner inquiries about the proposal by phone and in person. To date, no one has submitted written comments. Once staff explained the amendment, most property owners better understood its intent and whether it would have a direct impact on their respective properties.

Goal 2: Land Use Planning Process Goals

Applicable policies are listed below:

- **To comply with the Statewide Planning Goals and ensure that changes to this Plan comply with these goals.**
- **To participate with other jurisdictions and special districts to ensure appropriate land use and related issues are coordinated.**
- **To ensure that, to the extent possible, land use reviews minimize cost and delay in administration.**
- **To implement the community vision through the comprehensive planning process.**

Staff Analysis:

Staff finds the proposal complies with statewide planning goals. City staff researched this amendment against codes in nearby peer cities to ensure that it is consistent with land use planning practices in other cities. Where it is different, city staff ensured that the City has a unique rationale for the proposed amendment. The 2014 Comprehensive Plan identifies that more vacant and developable industrial land supply will be available than commercial properties in Molalla in the 20-year horizon (2014-2034) identified in the Plan. Based on this fact, staff advises that self-service storage facilities be limited to industrial zones, where more land is available, preserving relatively scarce commercial property for uses that broaden access to a variety of commercial goods and services for Molalla residents.

Goal 9: Economic Development/Commercial Development Policies:

Applicable policies are listed below:

9. **Major commercial activities shall be concentrated in areas receiving a high volume of traffic in order to minimize auto use and conserve energy resources. Commercial land shall be designated in a manner which locates high volume trade activities near major roads, groups a variety of medical facilities and services together, preferably near hospitals, and groups professional and governmental facilities near the downtown area and other major commercial locations.**

10. Inefficient strip development patterns that increase congestion and therefore waste energy resources shall be avoided.
11. Provide for additional land needed for commercial expansion to serve the projected population growth and to ensure choice in the marketplace while also encouraging private revitalization of existing commercial structures.

Staff Analysis:

The main rationale behind this proposed amendment is to craft code language that supports compact development and synergy between commercial land uses for the relatively scarce remaining commercial land in Molalla. Commercial uses in Molalla should promote access by all modes of travel, decrease strict reliance on the automobile, and seek to reduce trips outside the city for goods and services unavailable in Molalla. Self-storage sites are typically land-intensive, auto-oriented uses, with fewer employees. Mini storage uses also offer less synergy with other commercial uses. For instance, a resident shopping at the grocery store may walk to an adjacent coffee shop or restaurant. That same resident is less likely to combine a shopping trip to the grocery store with a visit to a mini-storage use. With more available industrial land

Other goals within the Comprehensive Plan are found to be inapplicable.

- C. *The City Council must find the proposal to be in the public interest concerning community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and*

Staff Analysis:

The shortage of available commercial land is the drive behind this proposed code amendment. Self-service storage uses are best located in industrial districts, where the supply of available land is greater. Limiting mini-storage uses to industrial areas will retain valuable commercial land along Main Street and Hwy. 213 for goods and services not currently available in Molalla.

- D. *The amendment must conform to Section 17-4.6.050 “Transportation Planning Rule Compliance” to find whether the proposed amendment would have a significant effect on a transportation authority*

Staff Analysis:

The proposed amendment will have no impact on Molalla’s statewide transportation facilities.