



Community Development Department

315 Kennel Ave/PO Box 248

Molalla, OR 97038

Phone 503.759.0205

www.cityofmolalla.com

AGENDA

Molalla Planning Commission

6:30 PM, April 5, 2023

Commission Chair Doug Eaglebear
Commissioner Jennifer Satter
Commissioner Rick Deaton
Commissioner Martin Ornelas

Commission Vice-Chair Connie Sharp
Commissioner Clint Ancell
Commissioner Greg Hillhouse

In accordance with House Bill 2560, the City of Molalla adheres to the following practices: Live-streaming of the Molalla Planning Commission Meetings are available on Facebook at "Molalla Planning Commission Meetings – LIVE" and "Molalla Planning Commission Meetings" on YouTube. Citizens can submit Public Comment in the following ways: attend the meeting, email support staff @ communityplanner@cityofmolalla.com by 4:00pm on the day of the meeting, or drop it off at the Civic Center, 315 Kennel Avenue.

I. CALL TO ORDER AND FLAG SALUTE

II. ROLL CALL

III. CONSENT AGENDA

A. Planning Commission Meeting minutes – 3/1/23

IV. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

V. PUBLIC COMMENT & WRITTEN COMMUNICATIONS

Citizens are allowed up to 3 minutes to present information relevant to the city but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the support staff. The Planning Commission does not generally engage in dialog with those making comments but may refer the issue to the Community Development Director. Complaints shall first be addressed at the department level prior to addressing the Planning Commission.

VI. PUBLIC HEARINGS

VII. GENERAL BUSINESS

VIII. STAFF COMMUNICATION

Additional Dwelling Unit discussions

IX. COMMISSION COMMUNICATION

X. ADJOURN



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Planning Commission Meeting Minutes for March 1, 2023

The March 1, 2023, meeting of the Molalla Planning Commission was called to order by Chairperson Doug Eaglebear at 6:31 pm.

COMMISSIONER ATTENDANCE:

Commissioner Clint Ancell - Present
Commissioner Rick Deaton – Present
Commissioner Doug Eaglebear – Present
Commissioner Greg Hillhouse – Present
Commissioner Martin Ornelas - Present
Commissioner Jennifer Satter – Present (late 6:32)
Commissioner Connie Sharp – Present

STAFF IN ATTENDANCE:

Mac Corthell, Planning Director - Present
Ronda Lee, Support Specialist - Present

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AGENDA:

I. CALL TO ORDER AND FLAG SALUTE

II. ROLL CALL

III. CONSENT AGENDA

- A. Planning Commission Meeting Minutes – 02/01/2023
M-CS, 2nd-CA Vote: Passed 7-0-0

IV. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

V. PUBLIC COMMENT & WRITTEN COMMUNICATIONS

Citizens are allowed up to 3 minutes to present information relevant to the city but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the support staff. The Planning Commission does not generally engage in

dialog with those making comments but may refer the issue to the Community Development Director. Complaints shall first be addressed at the department level prior to addressing the Planning Commission.

None

VI. PUBLIC HEARINGS

None

VII. GENERAL BUSINESS

Planning Commission 101 (Mac Corthell)

VIII. STAFF COMMUNICATION

Update on County Commissioner's support of sequential process

IX. COMMISSION COMMUNICATION

X. ADJOURN

A. M-RD, 2ND-CS Vote: Passed 7-0-0 @ 7:11pm

PLANNING COMMISSION MEETING CAN BE VIEWED IN ITS ENTIRIETY HERE:

<https://drive.google.com/file/d/1iV8p77GvBsYnsWNujp3OD6eruRD2dqY9/view>

Chairperson Doug Eaglebear

Date

Attested by: _____
MCD Director, Mac Corthell

Date



Agenda Category: Discussion Item

Subject: Modification of ADU code to meet HB 2001 Compliance

Recommendation: PC to discuss and provide recommendations on appropriateness of the allowance of Accessory Dwelling Units within Commercial zones.

Date of Meeting to be Presented: 4/5/2023

Fiscal Impact: None

Background: In 2019, the Oregon Legislature passed HB 2001 which required cities over 10,000 to update their codes to “allow the development of a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings.” The bill also requires that zones that allow single-family dwellings allow for the development of “at least one accessory dwelling unit (ADU) for each detached single-family dwelling (SFR), subject to reasonable local regulations relating to siting and design.”

The City brought its duplex standards to full compliance with HB 2001 through its passage of ORD 2021-09. As part of the Goal 10 updates and Housing Production Strategies document the City will need to similarly update its ADU standards to meet full compliance with HB 2001. While the development code currently allows ADUs in all required zones, the code will need to be updated to expressly allow an ADU for each SFR regardless of density standards. The Bill’s language also likely requires that ADUs be subject to Type I review instead of Type II review and that’s something we’ll be discussing with DLCD.

Revisiting ADU standards will also give the City an opportunity to consider the appropriateness of what zones ADUs ought to be allowed in. They are currently allowed in all commercial and residential zones. While they will need to be expressly allowed in residential zones, appropriateness within commercial zones warrants revisiting.

SUBMITTED BY: Dan Zinder, Senior Planner
APPROVED BY: Mac Corthell, Planning Director