



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, October 4, 2023

Commission Chair Doug Eaglebear
Commissioner Jennifer Satter
Commissioner Rick Deaton
Commissioner David Potts

Commission Vice-Chair Connie Sharp
Commissioner Clint Ancell
Commissioner Martin Ornelas

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 – 9/6/23

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

- A. Mural Code – Feedback
- B. Taverns and Saloons Standards

VIII. STAFF COMMUNICATION

IX. COMMISSION COMMUNICATION

X. ADJOURN



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Planning Commission Meeting Minutes for September 6, 2023

The September 6, 2023, meeting of the Molalla Planning Commission was called to order by Chairperson Doug Eaglebear at 6:32 pm.

COMMISSIONER ATTENDANCE:

Commissioner Clint Ancell - Present
Commissioner Rick Deaton – Absent (excused)
Commissioner David Potts – Present
Commissioner Connie Sharp – Present
Commissioner Martin Ornelas – Present
Commissioner Jennifer Satter – Present

STAFF IN ATTENDANCE:

Mac Corthell, Planning Director - Present
Ronda Lee, Support Specialist - Present
Sam Miller, Senior Engineer - Absent
Dan Zinder, Associate Planner – Absent

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AGENDA:

I. CALL TO ORDER AND FLAG SALUTE

II. ROLL CALL

III. CONSENT AGENDA

- A. Planning Commission Meeting minutes – 09/06/2023
M-CS, 2nd-DP Vote: Passed 6-0-0

IV. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

V. PUBLIC COMMENT & WRITTEN COMMUNICATIONS

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Development Director. Complaints shall first be addressed at the department level prior to addressing the Planning Commission.

VI. PUBLIC HEARINGS

VII. GENERAL BUSINESS

- A. Mural Code – review and provide feedback at 10/4/23 meeting.
- B. Training – Conflict of Interest

VIII. STAFF COMMUNICATION

IX. COMMISSION COMMUNICATION

X. ADJOURN

M-DP, 2ND-CA Passed 6-0-0 @7:00 pm

PLANNING COMMISSION MEETING CAN BE VIEWED IN ITS ENTIRIETY HERE:

<https://www.youtube.com/watch?v=zc8vilAQAOs>

Chairperson Doug Eaglebear

Date

Attested by: _____
MCD Director, Mac Corthell

Date



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Mural Code - Feedback

DATE: 10/4/2023

From: Ronda Lockwood, Support Specialist

Approved by: Mac Corthell, Community Dev Dir

SUBJECT: Mural Code - Feedback

FISCAL IMPACT: None

RECOMMENDATION/RECOMMEND MOTION: Planning Commission to give feedback on the 2022 draft of the Mural Code provided on 9/6/23.

BACKGROUND: City staff submitted a draft of the 2022 draft of the Mural Code to the Planning Commission for an extended review on 9/6/23. Please provide any questions or comments for discussion at the 10/4/23 PC meeting.



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Discussion Item – Siting of Taverns and Saloons

Agenda Date: 10/5/2023

From:

Approved by:

SUBJECT: Standards for Taverns and Saloons

FISCAL IMPACT: None

RECOMMENDATION/RECOMMEND MOTION: Discussion of current standards and recommendation for changes to City Council, as applicable.

BACKGROUND: Per the Allowed Uses table found in section 17-2.2.030 of the Molalla Municipal Code, uses whose primary function is the provision of alcoholic beverages are subject to temperance laws as follows:

Bars and Taverns (those established after 2010 shall not be located within 500 feet of another bar or tavern)

Additionally, their allowance is subject to Conditional Use Permitting within the C-1, C-2, and M-1 zones.

The intention of this discussion is to revisit whether spacing between establishments serving alcohol still fits the community vision and needs. The current law effectively limits the ability of new taverns to site within the downtown core. Alcoholic beverage establishments can alternately be viewed as a core component of a vibrant and inviting downtown community or places where the destructive habits of individuals can be intensified.

The City's Comprehensive Plan does not offer specific guidance on this matter but does emphasize the City's desire to brand itself as a "recreational community" with regards to its proximity to the Molalla River Corridor and other recreational opportunities. The ability to site new taverns within the downtown core may add to that branding as alcoholic beverage establishments in other recreational centers such as Government Camp and along the HWY 26 corridor have specifically tailored to outdoor uses. These general policies from the comprehensive plan also provide some general guidance with regards to ensuring a variety of business types and encouraging new business.

7. *A concerted effort should be made to revitalize the central business district through rehabilitation or redevelopment of existing areas. Encourage and identify new businesses that enhance the Central Business District.*
8. *The central business district shall provide a variety of services; cultural, recreational, social, professional and governmental activities. The history of Molalla should be a consideration in a redevelopment opportunities as well as even promotion.*

Overall, Staff wanted to put the question to the Commission of whether the potential benefit to the community of inviting new bars and taverns to the community outweighs potential social risk. Staff believes the most likely outcome would be new establishments tailored towards a more social and recreationally based clientele would be a benefit to the City and its business community. Perhaps in the stead of siting restrictions, guidance towards the conditional use process could be provided or special use standards adopted that would maximize potential benefits while mitigating risk.