

Minutes of the Molalla Planning Commission Regular Meeting
Molalla Adult Center
315 Kennel Ave., Molalla, OR 97038
Wednesday, April 4, 2018



- 1) **CALL TO ORDER OF THE MOLALLA PLANNING COMMISSION MEETING;** the regular meeting of April 4, 2018 was called to order by Chair Rae Lynn Botsford.

ATTENDANCE:

Chair Rae Lynn Botsford - Present
Co-Chair Reynaga - Present
Commissioner Debbie Lumb – Present
Commissioner Jennifer Statter – Absent
Commissioner Doug Eaglebear – Present
Commissioner Hardeep Singh Brar- Present

STAFF IN ATTENDANCE:

Dan Huff, City Manager - Present
Gerald Fisher, Public Works Director – Absent
Aldo Rodriguez, Community Planner - Present

2) **MINUTES:**

- Chairman Botsford confirmed all members received and reviewed minutes from March 7, 2018. Chairman Botsford called for any amendments, seeing none she called for a motion. PC Eaglebear made a motion to accept the minutes from March 7, 2018 PC Debbie Lumb seconded. Motion carried (5-0), all ayes.

3) **COMMUNICATIONS, PRESENTATIONS, and PUBLIC COMMENT**

- No public comment

4) **FINDINGS OF FACTS AND DECISION:**

- None

5) **DISCUSSION ITEM**

- *PC to Revisit/Discussion Development Code Language:*
 - *Commercial Window Transparency – Ch. 17-3.2.D*
 - *Windows on street frontage – Ch. 17-3.2.D*
 - *Allowance of Recreational Vehicle Parks – Ch. 17-2.2.030*
 - *Building Orientation – 17-3.2.040 B.*

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- City Manager Dan Huff - states that the revisiting of the particular sections of the code besides the allowance of recreation vehicle parks was suggested by the City Council to be revisited. Huff suggest the non-allowance of recreation vehicles was an error, so that will be reviewed.
 - Huff continues to add that during the development code re-write we were concern with other sections that we may have overlooked others. Huff adds we want the code to be flexible. Lastly, Huff mentions it is the Planning Commissions responsibility to decide if any these suggests should be altered.
- PC conclusion of Development Code Revisit
 - PC suggest the build-to line standards for large format development should be reduced from 75% to 50% to be consistent with building-to line standards in section 17-3.2.040 B. Building Orientation #1.
 - PC suggest that “the front/street facing elevation of buildings shall provide windows, windowed doors, and where application, transom windows to express a storefront character.” requirement could be substituted for a mural or architecture décor.
 - PC suggest that RV Recreational Parks should be allowed in the City. In addition, include code language that would limit the amount of days the RV’s could stay at the park.
- Community Planner Aldo Rodriguez – mentions that based on the Planning Commission suggestions he will draft code language for them to review.

6) REPORTS AND ANNOUNCEMENTS

- Community Planner Aldo Rodriguez- reviews and hands out Transportation Master Plan Update dates that the Planning Commission will be involved in.

7) ADJOURN

Motion to adjourn made by PC Reynaga. PC Lumb seconded. Motion carried (5-0), all ayes.

Chair, Rae Lynn Botsford

Date

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ATTEST:

Aldo Rodriguez
Community Planner