



**Minutes of the Molalla Planning Commission
Molalla Adult Center
315 Kennel Ave., Molalla, OR 97038
June 5, 2019**

The June 5, 2019 meeting of the Molalla Planning Commission was called to order by Chair Rae Lynn Botsford at 6:32pm. This was followed by the flag salute and roll call.

COMMISSIONER ATTENDANCE:

Chair Rae Lynn Botsford – Present
Commissioner Steve Deller – Present
Commissioner Jacob Giberson -- Present
Commissioner Connie Farrens -- Present
Commissioner Doug Eaglebear – Present
Commissioner Debbie Lumb – Present
Commissioner Jennifer Satter -- Absent

STAFF IN ATTENDANCE:

Alice Cannon, Senior Planner – Present
Christie DeSantis, Exec. Admin. Asst. - Present
Dan Zinder, GIS Specialist – Present
Gerald Fisher, Public Works Director - Present

PUBLIC COMMENT ON MATTERS NOT ON THE MEETING AGENDA:

No one offered public comment.

MINUTES:

Chair Botsford confirmed with PC that they have received and reviewed the minutes. Chair Botsford calls for a motion to approve the minutes. PC Farrens motions to approve the minutes, PC Deller seconds. Motion passes 6-0.

PUBLIC HEARING:

- Cascade Center (File No. DRW-01-2019) – Site Design Review and Subdivision (continuation) (Note: Staff Report and Materials for the May 15, 2019 public hearing served as the staff report for this meeting.)

CITY STAFF REPORT:

PLANNING: Senior Planner Cannon referred to Exhibits I and J for PC to review. Applicable site design review and subdivision were discussed. Location is off Main Street, near Leroy Ave and OR 211. Proposal is to extend Leroy Avenue, which will extend from Lowe Road. Property to north is Main Street. Discussion of access points took place at the last meeting.

Senior Planner Cannon stated the City is encouraging the PC to approve the application based on findings, with conditions outlined in the staff report.

At a previous meeting, PC directed Staff to have a discussion with ODOT regarding this project. A meeting with ODOT took place on May 28, 2019. PW Director Fisher reports that ODOT wanted a Traffic Consultant to provide more data. The consultant had a report that came back within a day. ODOT completed its review of the consultant's data within one week.

The intersection in question has been designated as part of the Safe Routes to School program, in addition to being on three routes for South Clackamas Transit District. It is 0.10 miles from the Molalla Middle School, and 0.50 from the Molalla Elementary School.

ODOT did not find that a signal is warranted at that intersection at this time. ODOT has to make its decisions based on statewide rules and often does not offer any flexibility. This roadway area is in their jurisdiction. ODOT has indicated their decision on whether a traffic signal is warranted at the OR-211/Leroy intersection is final.

The PC discussed options for ensuring traffic safety even if a full traffic signal will not be installed. Staff expressed that ODOT staff is willing to review new consultant data and consider enhanced pedestrian safety improvements at the intersection. In response, SP Cannon has recommended adding a new condition to the list of conditions presented in the May 15 staff report on page 39. The new condition language is proposed to be placed in Section A. Conditions Requiring Resolution before submitting Final Subdivision Plat. (see attached)

SP Cannon had a conversation with the applicant earlier in the day and they are willing to comply with this proposed condition language.

PUBLIC WORKS: Fisher shared that the Wastewater Master Plan was completed.

In conformance with the Transportation System Plan, the City has nearly completed a Safe Routes to Schools project at the intersection of Shirley/Cole, adjacent to Clark Park.

CP Farrens stated that it was difficult to make a turn at this intersection. PW Director Fisher explained that the stop signs will be moved to their permanent location soon, which will allow for easier turning. The Buckeroo Rodeo Association has been notified of this project to direct horse trailer traffic away from the intersection.

QUESTIONS FROM PLANNING COMMISSION:

PC Giberson asked about adding some of the signal equipment at the new Cascade Center Development, in anticipation of the need for a future signal at this location. PW Director Fisher said ODOT is open to installing conduit crossing but not open to installation of signal bases. The City is trying to avoid tearing up south side of the street in the future.

PC Deller asked PW Director Fisher if ODOT was open to reserving required right-of-way. The answer is yes, with necessary right of way, but not with installing the signal base before it is warranted.

PW Director Fisher is looking for proper right of way and the Public Utility Easement at this time so that so that signal work can be completed at a later time without effecting the property owner.

APPLICANT'S PRESENTATION:

Mark Grenz, from Multi/Tech Engineering at 1155 13th Street SE, Salem, OR 97302, spoke at length regarding pedestrian safety

Chris Brehmer, the applicant's traffic consultant from Kittelson Associates, made a response to ODOT. He respects the ODOT's decision, but hopes they will reconsider and allow the installation of pedestrian safety information after receiving new information from Kittelson.

PUBLIC COMMENT TESTIMONY:

Cora Bennett, 118 Lola Street, Molalla, OR 97038. Mrs. Bennett is legally blind and would like ODOT to consider a traffic signal in the new Cascade Center for pedestrian safety.

Chair Botsford asked for rebuttal, there was none. She closed public testimony portion of the meeting at 7:08pm.

Chair Botsford thanked the City Staff, consultant, and ODOT team for looking at the traffic signal. She shared her frustrations with ODOT, as they claim that it is 'their highway'. She feels that as Molalla taxpayers, it is our highway.

Motion was made by PC Giberson to approve Site Design for Cascade Center (File No. DRW-01-2019) with conditions. Second by PC Farrens. Motion passes 6-0.

DISCUSSION ITEMS:

Food Cart Ordinance: SP Cannon would like to visit with City Council first about proposed food cart regulations , in order to get an idea of the parameters they are considering with such regulations for Molalla. Cannon will bring information for PC consideration as early as August 7, 2019. If the community decides food cart regulations are appropriate for Molalla, Cannon's goal is to keep the process for applying simple.

PC Deller was in favor of keeping the food cart concept simple.

PC Eaglebear agreed. He also feels that food cart courts provide a social gathering place.

PC Giberson shared his concern that the requirements for food carts should not be so simple that they create an unfair advantage at the expense of brick and mortar restaurants. He is concerned that food carts could take away from established restaurants in Molalla.

Urban reserves for Molalla: A private property owner is working with a consulting team to look at options for expanding urban growth boundary. When the project becomes ripe at some point in the future, PC will be actively involved in this discussion.

Chair Botsford felt it would be beneficial for a representative from the consulting team to come and talk to Planning Commission, as she felt the last presentation was very informative. SP Cannon said she would consider scheduling this at a future date, not yet determined.

PC Deller volunteered to sit on the PAC Committee of the Water Treatment Plant. GF noted this request.

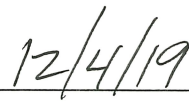
The next PC meeting will be held on August 7, 2019.

ADJOURNMENT:

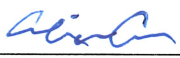
Commissioner Giberson moved for adjournment; Commissioner Lumb seconded. Meeting adjourned at 7:36 p.m.



Chair, Rae Lynn Botsford



Date

ATTEST: 

Alice Cannon, Senior Planner