
Public meeting held at Molalla City Hall, 117 N. Molalla Avenue, Molalla, OR 97038 in the Conference Room

I. Call to Order

Chairman Boreth called to order the regular meeting of the Molalla Planning Commission at 6:00 on March 14, 2011.

II. Roll Call

Secretary Maben documented roll call results from sign-in sheet: Commissioners: Jerome Beattie, (late, arrived 6:22 p.m.); Scott Benthin, present; Glen Boreth, present; Roger Gates, present; Bill Hood, absent; Mary Lynn Jacob, absent; Danna Jacober, absent; Melanie Maben, present; Bob Trexler, present.
City Staff: Shane Potter, present.

III. Flag Salute

IV. Public Hearing—CA 2010-1 Hart Avenue Apartments

Commissioner Maben moved to open the public hearing for CA 2010-1 Hart Avenue Apartments. Commissioner Trexler seconded. Motion carried 5-0.

City Staff Potter advised that ODOT has some concerns in regards to access on Main Street, Shaver Street and Hwy. 211. They will address this issue by telephone this week and have asked that the hearing be continued to April 4th at 6:00 p.m. at the Molalla Adult Center.

Commissioner Gates moved to continue the hearing to April 4th at 6:00 p.m. at the Molalla Adult Center. Commissioner Trexler seconded. Motion carried 5-0.

Chairman Boreth advised the audience that notice is given now of this hearing continuation set for April 4, 2011 and that additional notice will not be posted.

Carol Maloy asked if she would have looked at the web site, if that would have told her that the intention was to continue the meeting to this later date.

Planning Director Potter was not certain if it had been posted on the web site or not due to the late request to extend the hearing.

Commissioner Maben moved to close the public hearing. Commissioner Trexler seconded. Motion carried 5-0.

V. Old Business

Strategic Plan—Goals of Priority for the Commission

Planning Director Potter advised that we would be discussing the items from the strategic plan. He explained that this information was previously given to the Commissioners for their input on their priorities and asked the Commission opinions of why they chose the areas that they did as a priority. (This information was given to the Commission at the last meeting on a printed copy format that the Commission was to return to City Planner Potter prior to tonight's meeting.) He further explained that he would later put together a list of the Commissions priorities from the data received.

Planning Director Potter advised that the goals were taken from the Comprehensive Plan. Commissioners participated by reviewing the list and advised what areas they chose and why they felt it was important.

The goals discussed were:

Goal 1-To develop a citizen involvement program that insures the opportunity to be involved in all phases of the planning process.

(Commissioner Jerome Beattie arrived)

Goal 2-Water Resource Goal: Coordinate with Clackamas County to protect riparian corridors and wetlands and associated open space, fish and wildlife habitat and riparian vegetation with the Molalla Urban Growth Boundary (UGB) and Urban Reserve Area (URA).

Goal 3- Historic Resources Goal: Inventory and preserve historically significant sites and structures within the Molalla UGB.

Goal 4- Air, Water and Land Resources Goal. The City of Molalla, recognizing that the health, safety, welfare, and quality of life of its citizens may be adversely affected by air, water, and noise pollution, supports efforts to improve air and water quality and to reduce noise levels.

Goal 5-Natural Hazards Goal. To protect life and property from natural disasters and hazards.

Goal 6-Park and Recreation Goal. To develop, acquire, and maintain a balance of recreation opportunities and open spaces in order to improve the livability within the UGB. City Planner Potter advised that this is a major part of the Comprehensive Plan and that there will be further training in this area.

Goal 7-Economic Development Goal: To expand the economic base to increase the economic independence of the area through expansion and retention of existing business and recruitment of new business.

Goal 8-Downtown Development Goal. To protect and insure the permanency of the CBG as a vital economic base and to maximize customer access and exposure and convenience.

Goals 1-8 were the only goals discussed at this meeting. Below is a list of all goals that the Commission will be selecting from. The following goals (9-40) were not discussed at this meeting, but are listed for public awareness.

Goal 9-Community Planning Area Goal. Provide for higher density mixed-use development within designated community planning areas.

Goal 10- Small Scale Mixed Use Development-No goal.

Goal 11-Commercial Development Goal. Develop an attractive and economically sound community.

Goal 12-Industrial Development Goal. To develop a diverse industrial base offering an increasing number of employment opportunities.

Goal 13- Housing Goal. To allow for a variety of housing options for all income levels in both existing neighborhoods and new residential areas that match the changing demographics and lifestyles of Molalla residents to the year 2030 and beyond.

Goal 14-Single Family Residential Measures.

Goal 15-Multi Family Residential Measures.

Goal 16-Mixed Use Residential Measures.

Goal 17-Residential Livability Goals. Establish residential areas that are safe, convenient, and attractive places to live which are located close to schools, services, parks, shopping and employment center.

Goal 18- Residential Livability Goal. Establish residential areas that are safe, convenient, and attractive places to live which are located close to schools, services, parks, natural areas, shopping and employment centers; provide housing, employment opportunities and an environment with a high degree of livability for the citizens of Molalla; to provide for urban growth while maintaining community livability while ensuring the efficient provisions of public facilities and services.

Goal 19-Public Facilities Goals. To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development; to ensure livable and complete neighborhoods with adequate sanitary sewer, water, storm drainage, transportation, park and school facilities to ensure that development pays its fair share for needed public facilities as called for in adopted plans.

Goal 20-Public Facilities Funding Policies.

Goal 21-Wastewater Facilities (Sanitary Sewer) Policies.

Goal 22-Water Policies.

Goal 23-Storm Sewer Policies.

Goal 24-Solid Waste Policies.

Goal 25- Molalla River School District Policies.

Goal 26-Police and Fire Protection Policies.

Goal 27-City Hall and Library Policies.

Goal 28-Semi-Public Utilities Policies.

Goal 29-Health and Social Services Policies.

Goal 30-United States Post Office Policies.

Goal 31-Electrical Services Policies.

Goal 32- Transportation Goal. To reduce congestion and provide for a safe and convenient transportation system throughout the City of Molalla; conserve energy; minimize the vehicular impact upon the City of Molalla and to integrate Molalla with the various transportation planning and development systems within the state; ensure that the roadway network is adequate in terms of function, capacity, level of service, and safety; identify and prioritize transportation improvement needs in the city of Molalla and identify and prioritize transportation improvement needs in the city of Molalla and identify a set of reliable funding sources that can be applied to those improvements; utilize existing railroad facilities to the maximum benefit of the community in attracting industry and as a potential means of mass transit in the future; the city will promote alternative modes of transportation system and shall make every effort to satisfy this commitment; minimize the vehicular impact of the City of Molalla and to integrate Molalla with the various transportation planning and development systems within the state; ensure that the roadway network is adequate in terms of function, capacity, level of service, and safety; identify and prioritize transportation improvement needs in the city of Molalla and identify a set of reliable funding sources that can be applied to those improvements.

Goal 33-Streets and Roads.

Goal 34-Railroads.

Goal 35-Public Transportation.

Goal 36-Energy Conservation Goal. To conserve energy in existing and proposed community development.

Goal 37-Rural Land Protection Policy.

Goal 38-Urbanization Goals. To adopt an urban growth boundary (UGB) which assure adequate vacant buildable land is available for all uses to the year 2030 to coordinate with Clackamas County in order to manage the UGB and the conversion of land within the boundary for urban uses to provide for the orderly and efficient provision of public facilities and services to encourage development in areas already served by major public facilities before extending services to unserved areas; to plan for future growth opportunities recognizing the limitations imposed by farm and forest land immediately outside the existing UGB; to establish a URA that protects land for future urban development over the next 50 years, consistent with the state laws.

Goal 39-Managing Land Within Future Urban Growth Areas Within the UGB and On Rural Land Within the URA

Goal 40-Planning/Zoning Procedures.

VI. New Business

None.

VII. Approvals/Recommendations

None.

VIII. Training—Comprehensive Plan

Planning Director Potter advised he is doing training on the Molalla Comprehensive Plan. He explained that in 1975 Oregon mandated that cities adopt a Comprehensive Plan; the City of Molalla completed their Comprehensive Plan in 1980. There was discussion of Molalla's previous market of lumber and timber and whereas Molalla had to recreate a new community and that Molalla actually came through in an impressive state.

Planning Director Potter advised what the Comprehensive Plan actually is and what it does. He explained that that State of Oregon has certain goals that must be met and the Comprehensive Plan is made up of goals and policies. The plan is not just a basic plan, but is supported by many documents. There is a 2-map system; a Comprehensive Plan map and a zoning map as well, which mirror each other. The County controls planning outside the city limits, but cities have some

say in those areas, but that it is limited. Text overrides everything in the Comprehensive Plan, for example: if there is a conflict between the map or written text, the text will override. Documents are economic profile, land need reports, buildable land inventory, urban reserve findings and others. He discussed Master Plans such as Transportation Plan, Parks, Schools, Water/Sewer/Storm and Community Plan. The downtown Master Plan would be considered a community plan, but it was eliminated as a Master Plan and is now used as a background document. The Comprehensive Plan is factual based and the general code is how we will implement that code. He explained citizen involvement (goal 1) is critical. The Planning Commission is already established as a Citizen Advisement Committee with the City. Planning Director Potter advised that he would like to see the Planning Commission bring back simple comprehension to the general public, which is sometimes forgotten when people do not deal with land use on a regular basis. He explained that if the Commission feels a document is too complicated to please notify him to help bring into layman's terms.

He further explained that the Commission is due to have a meeting with the City Council. He recommended that before going to the City Council, he would like the Strategic Plan laid out to the Council and he felt that a public forum should be held with the citizens of Molalla and see what they would like to see. He felt that the Council would appreciate the feedback from the community. He advised that it would take time for public involvement, but that eventually the community would be appreciative of the chance for input.

Glen Boreth felt that some of the committees have started to put forth a positive light on the community and that it can lead to honest feedback. He explained that we need credible suggestions for the community and to find out what citizens would like to see.

Scott Benthin felt that after we complete the comprehensive plan that the public will be more apt to participate and become more active in the community and lead a more positive path. He felt that people will see that things are happening in the community and that they may become more involved.

IX. Events

X. Directors Report

The County hearing is on the March 28th at the Red Soils building (the 2nd building) at 6:30 p.m., they will be looking at Molalla's Comprehensive Plan and Urban Reserve. He advised it would be good if the Planning Commission could attend.

Glen Boreth asked if they would be looking for public testimony and wondered if it would be good to spell out Molalla's intent of public testimony and

involvement. He would like to see recommendations from the City as to what would be important to say during testimony.

Planning Director Potter advised that he felt it was important that the County realized this plan was created from top to bottom from the Commission with the assistance of a professional. He also felt that the County should realize the extent that the Commission went to for citizen involvement and public hearings.

Planning Director Potter advised that the State has changed the process approximately 7 times during the process. Each time, the City stated they would meet their requests. He advised that now the State has stated we need to follow another new process. There has not been an agreement by the Board of Commissioners.

Planning Director Potter advised that he has the Commission's e-mails and passwords and that he will be distributing them to each Commissioner.

XI. Round Table

XII. Adjourn & Set Next Meeting Date

Commissioner Gates moved to adjourn the meeting. Commissioner Trexler seconded. Motion carried (6-0).

The next meeting will be April 4th at 6:00 p.m. at the Molalla Adult Center.

Minutes submitted by: Secretary Melanie Maben _____

Minutes approved by: Chairman Glen Boreth _____