



**Minutes of the Molalla Planning Commission
Molalla Adult Center
315 Kennel Ave., Molalla, OR 97038
January 16, 2019**

The January 16, 2019 meeting of the Molalla Planning Commission was called to order by Chair Rae Lynn Botsford at 6:30pm. This was followed by the flag salute and roll call.

COMMISSIONER ATTENDANCE:

Chair Rae Lynn Botsford – Present
Co-Chair Omar Reynaga - Absent
Commissioner Hardeep Singh Brar – Absent
Commissioner Steve Deller – Present
Commissioner Doug Eaglebear – Present
Commissioner Debbie Lumb – Present
Commissioner Jennifer Satter -- Present

STAFF IN ATTENDANCE:

Dan Huff, City Manager - Absent
Aldo Rodriguez, Senior Planner -- Present
Gerald Fisher, Public Works Director - Present
Spencer Parson, City Attorney - Absent

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 from the November 17, 2018 meeting. Chair Botsford called for a motion to approve the minutes. Commissioner Deller made a motion to approve the minutes, and Commissioner Lumb second was received. Motion passed 4-0.

PUBLIC HEARING:

- Updated language for Chapter 17, Sections 3.5.030, 3.5.040 and 3.6.020 of the Municipal Code.

Chair Botsford called the public hearing to order. She outlined how members of the public can participate in the hearing and summarized the hearing agenda. Botsford also made this statement:

CITY STAFF REPORT:

Public Works Director Fisher stated that at the September 26, 2018 City Council meeting a public hearing was held to adopt the transportation master plan. After the adoption of the plan, part of the plan was comparing the transportation master plan to the language in the code.

A couple of minor modifications were identified to the code, which was adopted in 2017 and the TSP that was adopted in 2018. The modifications were based around parking, the number of bicycle stalls and a change in the traffic impact.

He referred to a technical memorandum, number 7, that was part of the master plan. He spoke to page 21, section 17-3.5.030, automobile parking. This added a carpool parking requirement, which modified some of the sub-section numbers and letters.

The next section modified was in regards to bicycle parking, section 3.5.040, dealing with the minimum bicycle parking spaces table. It added in transit and transfer station parking lots.

Section 3.6.020 changes were made to the traffic impact statement requirements. Fisher talked about different criteria and the impact it would create. The modifications changed it to a tiered system, which will result in fewer traffic impact statements having to be done. ODOT has looked at the plan and had no issue with the tiered system.

Commissioner Deller asked if the threshold for traffic impact analysis used to be non-existent.

Public Works Director Fisher stated that there was a requirement for a traffic impact analysis, it just wasn't tiered. He explained the differences between how the code used to read in comparison to the tiered system.

Commissioner Deller asked if we are going to see an increase in required traffic impact analysis.

Public Works Director Fisher explained the peak traffic numbers and how they determine whether a traffic impact analysis or a traffic impact letter would be required. There is still an allowance for the City to require a traffic impact analysis under certain circumstances.

Commissioner Deller inquired about St. Helens and Oregon City being picked for comparisons.

Public Works Director Fisher stated that those are recent studies, so the consultants used them. Previously Wilsonville had been used as a comparison, but that data was 10 years old.

Commissioner Deller stated that it appears that Canby's threshold is 1,000 trips per day, which is higher than what the City is talking about.

Public Works Director Fisher explained that the higher the threshold, the higher number of developments that will be missed, which could have a significant impact on the intersections. Depending on the impact, it could result in the developers being required to make improvements to the affected intersections.

Commissioner Deller explained his concerns about setting the threshold too low and the economic impact it could have on developers wanting to do smaller projects.

Public Works Director Fisher explained that the new plan is based on a three-tier system and how that will affect different sized developments.

Commissioner Deller asked about the language being added for carpool parking, is that a cost that the developers will incur to put signs in their lots for preferred parking.

Public Works Director Fisher referred to page 21, E1, identifies the requirement for carpool parking spots for new commercial/industrial developments with 50 or more parking spaces, new institutional or assembly uses and transit park and ride facilities with 50 or more parking spaces. He explained that carpooling saves the number of trips on the roadways and reduces the amount of fuel consumed. The preferred carpool parking spaces are providing incentives to share rides.

Commissioner Deller said that he feels most people that live in Molalla drive out of town to go to work. Stated that he feels that destinations in Molalla are short drives for most people and doubts that many people will take advantage of carpooling. He stated that it seems like a regulation that doesn't quite fit the City. He asked if there would be parking enforcement on these spaces once the plan is implemented.

Public Works Director Fisher said that police will not be issuing citations on private property. This part of the plan is trying to give incentives to reduce the number of cars on the roadway. He explained that this is a 20-year plan, so even though it may not have a great affect now, it's better to get processes in place now for the future.

Chair Botsford asked if they hit the requirement for carpool spaces, will that reduce the number of handicap spaces they are required to have.

Public Works Director Fisher stated that ADA spaces are exclusive and they cannot be doubled as carpool spaces. He also said that once the plan is implemented, there will be a couple of carpool space in the parking lot behind City Hall, right by the transit stop.

Chair Botsford closed the public hearing.

DISCUSSION ITEMS:

Commissioner Deller stated that he likes the idea of the transportation impact analysis update. He is not a fan of the carpool spaces.

Chair Botsford clarified that the requirement for carpool spaces would be affective for developments with over 50 parking spaces.

Public Works Director Fisher confirmed that was correct.

Commissioner Deller asked if institutional referred to churches and schools.

Public Works Director Fisher said that is correct, it refers to schools and colleges. He is not sure if that includes Civic, City and Public, but doesn't think so.

Chair Botsford asked about page 33, regarding the street connectivity and formation of blocks regarding streets violating provisions of leases, easements, covenants existing as of May 1, 1995.

Public Works Director Fisher responded that it was probably legal wording used for a ballot measure. He will follow up with Angelo Planning to verify that it has to do with a TPR or a ballot measure requirement. If it isn't and it is a carryover from a different agency, as long as it isn't state law, it could be removed or modified to a language that the Planning Commission is happy with.

Commissioner Eaglebear made a motion to approve the amendments to Chapter 17 of the municipal code and recommend adoption to the City Council as of January 23, 2019 as amended by the planning commission, **Commissioner Satter** seconded the motion. Motion passed 4-0.

OLD BUSINESS:

None.

REPORTS AND ANNOUNCEMENTS:

Commissioner Eaglebear talked about the visioning plan and some of the strategies have been finalized. The is process is ongoing.


Public Works Director Fisher talked about having two master plans completed and will be starting the water master plan beginning in February. Should be done and to the planning commission by summer of 2020.

Chair Botsford confirmed that members of the Planning Commission are usually asked to participate in that process.

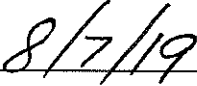
Public Works Director Fisher stated that is correct, they would become a member of the advisory committee. In addition that committee would include a City Council representative, a residential property owner, a commercial property/business owner and an industrial property/business owner. Members of the community are also allowed to join the committee. The group is limited to approximately eight members. That project will likely have four public meetings as well as some technical advisory meetings prior to those public meetings.

ADJOURNMENT:

Commissioner Eaglebear made a motion for adjournment. **Commissioner Satter** seconded the motion. Meeting adjourned at 7:24 p.m.



Chair, Rae Lynn Botsford



Date

ATTEST: 

Alice Cannon, Senior Planner