



Planning & Community Dev.

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AGENDA
Molalla Planning Commission
5:30 PM, March 3, 2021

Meeting Location: Molalla Adult Center
315 Kennel Avenue.
Molalla, OR 97038

The Planning Commission Meeting will begin at 6:30pm. The Planning Commission has adopted Public Participation Rules. Copies of these rules and public comment cards are available at the entry desk. Public comment cards must be turned in prior to the start of the Commission meeting. The City will endeavor to provide a qualified bilingual interpreter, at no cost, if requested at least 48 hours prior to the meeting. To obtain services call the City Recorder at (503) 829-6855.

- I. WORK SESSION 5:30PM**
 - Multi-family C2 Zoning
- II. CALL TO ORDER**
- III. FLAG SALUTE AND ROLL CALL**
- IV. PUBLIC COMMENT** – Limited to 3 minutes per person
- V. MINUTES:**
 - Minutes from the February 3, 2021 Planning Commission Meeting
- VI. DISCUSSION ITEMS:**
 - Property line adjustment surveys
 - Rough proportionality
- VII. REPORTS AND ANNOUNCEMENTS**
 - New Planning Commissioner Announcement
 - Director's Report
- VII. ADJOURNMENT**



**Molalla Planning Commission
MINUTES Molalla Adult
Center
315 Kennel Ave., Molalla, OR
97038
February 3, 2021**

The February 3, 2021 meeting of the Molalla Planning Commission was called to order by Chair Rae Botsford at 6:33pm. This was followed by the flag salute and roll call.

COMMISSIONER ATTENDANCE:

Chair Rae Lynn Botsford – Present
Commissioner Rick Deaton – Present
Commissioner Doug Eaglebear – Present
Commissioner Jennifer Satter – Present
Commissioner Jacob Giberson – Absent
Commissioner Connie Farrens – Present

STAFF IN ATTENDANCE:

Mac Corthell, Planning Director - Present
Dan Zinder, Associate Planner - Present
Julie Larson, Planning Specialist - Absent

PUBLIC COMMENT:

No public comment offered

MINUTES:

Chair Botsford confirmed with the Planning Commissioners that they have received and reviewed the minutes from January 6, 2021. Chair Botsford called for a motion to approve the minutes. A motion to approve the minutes was made by Commissioner Eaglebear, a second was received by Commissioner Deaton. Motion passes 4-0.

PUBLIC HEARING:

No public hearings

DISCUSSION ITEMS:

Planning Director Corthell began a discussion on the Urban Growth Boundary. He wanted to make sure the topic was in the Planning Commission's purview and that the Commission familiarize themselves with Urban Growth Boundaries as the housing need in Molalla will be growing and the cities buildable lands

inventory is small. Planning use of some of our Urban Growth Boundary's will eventually become a necessity. Planning Director Corthell introduced Jesse Winterowd of Winterbrook planning who worked on the city's 2010 Urban Growth Boundary study along with Portland State University. Mr. Winterowd gave a presentation on Urban Growth Boundary use.

Planning Director Corthell discussed ORS 222.127 Annexation without election due to the recent city annexation. He advised the Planning Commission that City Council will be continuing the discussion.

Commissioner Botsford opened discussion on the Multi-Family C2 Zoning. It is important to her and other Commissioners that the topic is not forgotten about due to the recent Colima apartment project that was approved. Planning Commission will meet at 5:30PM on March 3, 2021 in a work session to discuss the topic and potential code amendment.

Associate Planner Zinder held a training for Commissioners on Conflict of Interests.

REPORTS AND ANNOUNCEMENTS:

Planning Director Corthell gave a Director's report which included:

- An update on current planning files

ADJOURNMENT:

Motion was made by Commissioner Satter to adjourn the meeting, 2nd received from Commissioner Ferrens. Meeting was adjourned at 8:06pm.

Chair, Rae Lynn Botsford

Date

ATTEST: _____
Mac Corthell, Planning Director



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Staff Report

Planning Commission Discussion/Work Session

Subject: Discussion regarding Multifamily Housing Standards and Property Line Adjustments.

Staff Recommendation: Provide guidance to staff for proposal of development code amendments.

Date of Meeting to Be Presented: March 3, 2020 – PC Discussion; April 7, 2020 – PC Public Hearing;

Background:

Multifamily Housing:

Recent multifamily housing development in the Commercial zone, adjacent to the Industrial zone has raised concerns regarding the compatibility of Residential development adjacent to the Industrial zone. Chief amongst those is the noise and operating hours for Industrial sites causing incompatibility with the Residential need for quiet enjoyment of property.

Staff would like to ensure the issue is defined, then propose some mitigation techniques that could be amended into the development code.

Property Line Adjustments:

Property line adjustments have traditionally been a cheap and relatively simple method to achieve reconfiguration of property that wants to move lines or consolidate lots. However, old, rural cities like Molalla have historic Sub-Division plats that underlie the majority of tax lots in the city. In order to move or remove lines created by a partition or subdivision plat, the survey must be of the “partition plat” variety.

Currently, the development code does not require a partition plat, this allowing an applicant to record the changes by deed only. This creates a great deal of havoc for future planning and development.

Staff would like to propose code language that will ensure a property line adjustment is complete for purposes of both the deed and the underlying plat map.

Rough Proportionality:

Rough proportionality is a concept that stems from a set of land use cases called Nolan and Dolan. It basically means that a public exaction on property must be ‘roughly proportionate’ to the property’s use of the exaction. With the amount of development happening in Molalla, and the generally unimproved nature of our infrastructure, developer required improvements and dedications are common for most applications. The City’s land use attorney has advised that some language could be added to the development code to help mitigate some Nolan/Dolan related challenges.