



Community Dev. & Planning
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Notice of Legislative Hearing

Date of Notice: ~~November 13, 2019~~ **December 20, 2019**

Date of Hearing: ~~December 18, 2019 @ 6:30 P.M.~~ **January 15, 2020 at 6:30 p.m.**

Location of Hearing: 315 Kennel Ave, Molalla, OR 97038

File No.: DCA04-2019

Case Type: Development Code Amendment

Proposal: Amend Table 12-2.2.030 "Uses Allowed by Zoning District" to remove "self-service storage, commercial" as a permitted use in the C-2 General Commercial zone. This use is still permitted in the Light Industrial zone and is a conditional use in the Heavy Industrial zone.

Summary of Proposed Amendments to Molalla Municipal Development Code:

1. The proposed change would modify **Table 12-2.2.030 Uses Allowed by Zoning District** as follows:

Key:

- P = Permitted Use
- S = Permitted with Special Use Standards
- CU = Conditional Use Permit Required
- N = Not Allowed

| Uses | Residential Zones | | | | Commercial Zones and Industrial Zones | | | | Public Use | Special Use Standards |
|---|-------------------|-----|-----|-----|---------------------------------------|-----------|-----|-----|------------|-----------------------|
| | R-1 | R-2 | R-3 | R-5 | C-1 | C-2 | M-1 | M-2 | | |
| Self-Service Storage, Commercial | N | N | N | N | N | PN | P | CU | N | |

Rationale for Proposed Changes:

City Staff recommends removing self-storage as a permitted use in the C-2 General Commercial Zone on the grounds of preserving scarce commercially zoned lands for uses that broaden access to a variety of commercial goods and services for Molalla residents. The Molalla Municipal Code describes the intent behind commercial zones:

Commercial zoning districts accommodate a mix of commercial services, retail, and civic uses....Two commercial zoning districts, one for the central commercial/traditional downtown area (C-1, Central Commercial) and one for the general commercial (C-2, General Commercial) area, provide for the full range of commercial land uses within the City. The zoning district regulations are intended to promote the orderly development and improvement of walkable commercial areas; facilitate compatibility between dissimilar land uses; provide employment opportunities in proximity, and with direct connections, to housing; and to ensure efficient use of land and public facilities (MMC Section 17-2.1.020.B)

Commercial uses in Molalla should promote access by all modes of travel, decrease strict reliance on the automobile, and seek to reduce trips outside the city for goods and services unavailable in Molalla. Self-storage sites are typically land-intensive, auto-oriented uses, with fewer employees. Mini storage uses also offer less synergy with other commercial uses. For instance, a resident shopping at the grocery store may walk to an adjacent coffee shop or restaurant. That same resident is less likely to combine a shopping trip to the grocery store with a visit to a mini-storage use. With more available industrial land within the City limits and Urban Growth Boundary, staff advises that self-service storage facilities be limited to the industrial zones.

The proposal will be reviewed based on criteria set forth by the MDC section 17-4.6.030:

- A. If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;
- B. The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning);
- C. The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and
- D. The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance. (Ord. 2017-08 §1)

A copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing. Copies shall be provided at a reasonable cost upon request.

After the public hearing closes, the Planning Commission will deliberate and offer a recommendation to the City Council for their consideration of this code amendment.

You may attend, offer testimony or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the hearing body. Oral testimony may be offered during the hearing. The Planning Commission may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant or personally derogatory testimony or evidence. Oral testimony will not be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing as allowed by the Planning Commission.

Written testimony will be received by the City of Molalla until the day of the hearing, and should be addressed or emailed to:

Alice Cannon
PO Box 248
Molalla OR, 97038
acannon@cityofmolalla.com

Note that email is preferred. Please ensure your name and address are included in the written testimony.