

Minutes

City of Molalla **Planning Department**

July 13, 2010

Call to Order

Chairperson Dick Miller called the meeting to order of the Planning Commission at 6:02pm on July 13, 2010 at Molalla City Hall.

Roll Call

Planning Commissioners:

Chairperson Dick Miller, Commissioner Bob Trexler, Commissioner Roger Gates, Commissioner Bill Hood, Commissioner Deborah Rogge, Commissioner Jerome Beattie, and Ex-Officio Mary Lynn Jacob

Absent

Vice Chairperson Harry Ruth and Ex-Officio Christine Dublin (medical leave)

Staff

Shane Potter Planning Director

Approval of Prior Minutes

Commissioner Rogge moved to adopt the minutes and Commissioner Trexler seconded all were in favor. Minutes were approved of the June 15, 2010 Planning Commission meeting.

Public Comment

Scott Salisbury, 26250 Milk Cr. Circle, Mulino OR 97042

Mr. Salisbury discussed the concerns with the existing code in particular with the height limitations under section 17.2.140(B) of the Molalla Development Code. He expressed concerns about the lack of ability to place one and two story homes in different areas where people choose to have them located. He continued by stating his frustration with freedom of people to build as they desire. PD Potter informed the group that this was, word for word, the state model code language.

Mr. Salisbury also was concerned with the setback requirements. He felt that limiting the height to 16' for a 5' setback would force people to build houses that would not be aesthetically pleasing. Also there were concerns raised with existing CC&R's which limit the types of housing that is being proposed.

Mr. Salisbury read a letter into the record and presented one to staff from Randy Wright from Streamside Construction regarding the irregular shaped lots and the rights that builders should have in freedom of development.

Mr. Salisbury later talked about the concern of these requirements also driving the housing prices down. He asked if we could exempt the existing lots. PD Potter stated that he did not feel that this could happen but would contact the attorney and then get back with them on Wednesday.

Mr. Salisbury stated that he would like to address the City Council on this issue. PD Potter stated that he could but the proper process would be to do what he did the Planning Commission will forward a recommendation to the City Council. PD Potter further stated that going to the City Council would not change anything with the existing code. They would still need to go through the process to change the code and could not simply exempt a development.

SIDE NOTE: On Wednesday morning PD Potter emailed the group Mr. Salisbury had been emailing to regarding the attorneys decision on this matter as well which is the new code affects all parcels platted and not yet platted.

Mark Doveton, 26210 S Milk Cr. Circle, Mulino, OR 97042

Mr. Doveton expressed his concerns regarding the type of housing that we would see with this low roof pitch that would be required to meet the roof pitch. Mr. Doveton also read an email into the record from his uncle Dale Burghardt which expressed similar views and concerns regarding existing platted lots that legally would not be allowed to follow these new rules.

Mr. Doveton informed the group that this will drive business out of Molalla.

Ron Diedrick, 831 Mary Drive, Molalla, OR 97038

Mr. Diedrick is a real estate agent who was concerned with what his neighbors would feel. He provided the PD with a form letter signed by 20 citizens of the Lexington Estates area. The letter in short talks about the negative look homes will have in future builds based on the new codes. The letter further talks about resemblance to mobile homes and skinny Portland houses as a way to address the type of development that will occur.

Mr. Diedrick finished by stating that limiting these looks would cause the houses to all look the same and there would be no individuality.

Andy Sniegerov, 30683 S Hwy 213, Molalla, OR 97038

Mr. Sniegerov was concerned that land use decisions such as subdivisions should not be subject to new changes after they already went through a land use review. He felt that this could be challenged in courts if they wanted to take it that far.

Mr. Sniegerov informed the Planning Commission that hurting the developers like this would hurt funding for the City since building new homes would slow and fewer SDC's paid. PD Potter informed the group that it is important to point out facts when they are raised and yes the city is in need of residents to promote commercial activities and provide a base for employment, but the statement that new residents provide the city income would be incorrect. The City does not make money on residents due to the services they require and the taxes and fees they pay. Commercial and industrial do more than cover these costs and it is true that you have to have the residents to bring the commercial and industrial development so it is a circle that has to occur in order to develop a city as a whole but the statement that residents bring money through fees is incorrect.

Mr. Sniegerov finished by stating that he would like to see existing subdivisions exempted from these requirements.

Lisa Barker, 307 N 16th, Battleground, WA 98604

Lisa Barker expressed her concerns with the new code and would like to see the new code repealed. She further stated that at a minimum these developments should be excluded.

Public Hearings

NONE

Old Business

NONE

New Business

PD Potter provided the group with copies of a strategic plan outline done by the Department of Energy. While it is true that the content is of no benefit to the Planning Commission the concept and layout was the main idea trying to be achieved. He continued by talking how goals, policies, and implementation measures work.

PD Potter provided a couple of items to begin with and asked the group to come back at the next meeting with more ideas. The two ideas presented was a goal addressing phase II of the long range planning process and a goal addressing master planning particular sites in the city.

PD Potter then provided training to the group which included a mock land use report which they were given to review and we will discuss at our next meeting. During the next meeting he would review the file with them asking them questions from the code.

Upcoming Meetings

The board discussed the need to address some of these issues right away. The following is the list of meetings the Planning Commission has requested:

- July 20, 2010 (6:15pm, Molalla City Hall) Planning Commission to review "mock" land use report and discuss the Strategic Plan.
- July 27, 2010 (6:15pm, Molalla City Hall) Planning Commission to hold work session on code amendments to prepare for a hearing.
- August 3, 2010 (6:15pm, Molalla City Hall) Planning Commission to hold work session on the strategic plan.
- August 24, 2010 (6:15pm, Molalla City Hall) regularly scheduled public meeting.

To Do Items

- Get a full copy of Version 8 to Deborah and Mary Lynn Jacobs

Adjournment

Chairperson Miller adjourned the meeting at 9:18pm.

*An audio file of this application was made, however upon reviewing the audio file was inaudible and would not play.