



**Molalla Planning Commission
MINUTES Molalla
Adult Center
315 Kennel Ave., Molalla, OR
97038
January 15, 2020**

The January 15, 2020 meeting of the Molalla Planning Commission was called to order by Chair Rae Lynn Botsford at 6:31pm. This was followed by the flag salute and roll call.

COMMISSIONER ATTENDANCE:

Chair Rae Lynn Botsford – Present
Commissioner Steve Deller – Present
Commissioner Doug Eaglebear – Present
Commissioner Debbie Lumb – Absent
Commissioner Jennifer Satter – Absent
Commissioner Jacob Giberson – Present
Commissioner Connie Farrens - Present

STAFF IN ATTENDANCE:

Alice Cannon, Planning Director – Present
Julie Larson, Planning Assistant - Present

PUBLIC COMMENT ON MATTERS NOT ON THE MEETING AGENDA:

No one offered public comment.

MINUTES:

Chair Botsford confirmed with the Planning Commissioners that they have received and reviewed the minutes for December 4, 2019. Chair Botsford called for a motion to approve the minutes. A motion to approve the minutes was made by Commissioner Deller, a second was received by Commissioner Eaglebear. Motion passes 5-0.

SELECTION OF PLANNING COMMISSION OFFICERS FOR 2020:

- a) Chair: Rae Lynn Botsford
- b) Vice Chair: Doug Eaglebear
- c) Secretary: Steve Deller

PUBLIC HEARING:

- Consideration of an amendment to Molalla Municipal Code (MMC) Table 17-2.2.030 "Uses Allowed by Zoning District" to remove "self-service storage, commercial" as a permitted use in the C-2 (General Commercial) zone.

Chair Botsford called the public hearing to order and read the hearing script into the record.

CITY STAFF REPORT:

Planning Director Cannon gave the staff report which can be found in the meeting packet. The staff report includes the applicable standards and criteria for code amendments, fiscal impact, and a recommendation from staff including exhibits. Exhibit A: Findings of Fact. A letter from Dawn Johnson, a Salem real estate broker, was introduced and distributed to each Commissioner, as well as staff.

Planning Director Cannon introduced the proposed code amendment by presenting the Commissioners two city zoning maps, with and without the C-2 zone included. This was intended to highlight the specific zoning areas that would be affected should the code amendment occur. Director Cannon explained that self-service storage would still be permitted in the Light Industrial zone and is a conditional use in the Heavy Industrial zone. She went on to discuss that there have been a lot of inquiries/ requests to build storage, especially along Main St. Director Cannon pointed out that 250 new units have already been approved in Phase I of the Cascade Center Project. She stated that this proposed code amendment would help to preserve a shortage of commercial land in the city and leave scarce commercial land to better use in order to fulfill the needs and services of and for our citizens.

Planning Director Cannon stated that City Staff is encouraging the Planning Commission to approve the code amendment request to go forward to City Council.

QUESTIONS FROM PLANNING COMMISSION:

Commissioner Farrens asked for clarification in the current zoning and noted that she had contacted several self-service storage businesses in the city and that they were currently full.

Planning Director Cannon reviewed the zoning, stating that currently self-service storage is allowed in the C-2 (pink) and Light Industrial (light purple) zones and are conditional use in Heavy Industrial (dark purple) zones. She also addressed the public outreach that Commissioner Farrens did, pointing out that there are 250 additional units already approved in Phase I of the Cascade Center Project and that an additional application had come in for Phase II of the Cascade Center Project seeking approval for 300 additional units.

Commissioner Giberson stated his first thought upon seeing this recommendation is that “we just passed self-service storage in the C-2 zone, now we are taking it away?”

Planning Director Cannon responded that she wasn’t here when the code was re-vamped initially.

Commissioner Giberson inquired that it appears Cascade Center seems to be getting the advantage

Chair Botsford made mention that the city does in fact need more storage but not on Main St. She is concerned with problems these units can bring to the city and suggested putting them back away from retail spaces in order to avoid rat infestation and other issues etc.

Commissioner Farrens inquired as to if the code could be amended so that self-storage units were conditional use in the C-2 zone.

Planning Director Cannon responded that because self-service storage facilities are typically low-impact uses, a conditional use permit requirement wouldn’t necessarily give the Planning Commission the

authority to deny applications. Most proposals will meet the existing conditional use criteria. Requiring self-storage to become a conditional use will not limit their placement in most locations.

PUBLIC COMMENT:

Daniel Silvey, broker from Knipe Realty, spoke in opposition of the proposed code amendment. Mr. Silvey represents the seller of the OR-211/OR-213 property that was recently annexed into the city. He presented the Commission with an example of mini-storage built within an apartment complex in Bend, Oregon. Mr. Silvey opposes the proposed code amendment. He feels that self-service storage should be allowed in the C-2 zone. He stated that should the code amendment be adopted, it should in the least include self-service storage in the C-2 zone as an "S" designation (Permitted with Special Use Standards) much like the City of Portland's "L" designation. He pointed out that with Molalla's population growth, 40-50 additional units a year will be needed. Mr. Silvey also noted that developers won't build "just because they can;" they build to meet the needs of the community.

Commissioner Deller directed a question to Planning Director Cannon asking if Dawn Johnson the realtor who submitted an email, was currently working on a local project or if there are any applications submitted by her.

Planning Director Cannon responded that she had been involved in a pre-app with no specific mention of use.

Commission Deller followed-up his question by inquiring if there were any self-service storage applications in the works?

Planning Director Cannon said that there are two. Cascade Center Phase I includes 200 units, already approved; Cascade Center Phase II proposes 300 additional units. The Phase II application has been submitted and deemed incomplete. She stated that she is also aware of two other properties interested in building self-storage units: 600 W Main and another property W of Bi-Mart.

Commissioner Giberson thanked Mr. Silvey for his comments and stated that he feels removing self-service storage from the C-2 zone is not smart.

Chair Botsford stated that she liked the "S" designation alternative that Mr. Silvey suggested.

Planning Director Cannon suggested that the Commission could table the recommendation and kick it back to staff.

Commissioner Giberson made a motion to table the issue, **Commissioner Farrens** seconded it. The motion to table the amendment passed 5-0.

DISCUSSION ITEMS:

Girl Scout Troop #45537:

Chair Botsford introduced the Girl Scout Troop and explained they were in attendance to earn their Government badge. The troop and Commission took part in a short Q&A

Project Updates:

Planning Director Cannon shared that City Council approved the HWY213/HWY211 annexation. She

also shared that the Economic Development Plan has begun and that a Request for Quotes will be issued soon to procure a qualified consultant. Director Cannon was also thrilled to share with the Commission that the City had been awarded a \$30,000 grant towards the Economic Development Plan from the Ford Family Foundation.

Hemp:

Planning Director Cannon told the Planning Commission that a nuisance hearing regarding the odor impacts emanating from the industrial hemp plant on Industrial Way will take place on February 11th at 6:00pm in the Molalla Municipal Court Room. She explained that staff would be posting a community invitation on social media as well as mailing notices to those residents that live within a half mile of the hemp processor. She asked for the Commission's help in spreading the word.

REPORTS AND ANNOUNCEMENTS:

There were no report or announcements.

ADJOURNMENT:

Motion was made by Chair Botsford to adjourn the meeting, 2nd received from Commissioner Eaglebear. Meeting was adjourned at 7:49pm.



Chair, Rae Lynn Botsford

3.4.2020

Date

ATTEST: 
Alice Cannon, Planning Director