



**Molalla Planning Commission
MINUTES Molalla Adult
Center
315 Kennel Ave., Molalla, OR
97038
July 1, 2020**

The July 1, 2020 meeting of the Molalla Planning Commission was called to order by Chair Rae Lynn Botsford at 6:32pm. 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 Jennifer Satter – Present
Commissioner Jacob Giberson – Present
Commissioner Connie Farrens - Present

STAFF IN ATTENDANCE:

Gerald Fischer, PW Director - Present
Dan Zinder, Associate Planner - Present
Julie Larson, Planning Specialist - Present

CHAIR OPENING COMMENT:

Chair Botsford announced that Commissioner Lumb stepped down from the Planning Commission. She explained that the position is now open for application for “in city” residents as the available positions for “out of city” residents are full. Applications can be found on the City website.

MINUTES:

Chair Botsford confirmed with the Planning Commissioners that they have received and reviewed the minutes for March 4, 2020. 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 Satter. Motion passes 6-0.

PUBLIC HEARING:

- New construction of a 7,380 sq. ft “AutoZone” auto parts store. The proposed location is Lot 6 of the approved Cascade Center development along W. Main Street, south of Leroy Avenue. City File SDR01-2020

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

CITY STAFF REPORT:

Associate Planner Zinder gave the staff report which can be found in the meeting packet. The staff report includes the applicable standards and criteria, executive summary and a recommendation from staff including conditions and exhibits. Exhibit A: Findings of Fact; Exhibit B: SDR01-2020 Application Package (including application, narrative and property legal description); Exhibit C: ODOT Comments; Exhibit D: Molalla Public Works Comments.

Associate Planner Zinder introduced the proposed site design review application as a new retail space (AutoZone) located in the Cascade Center development along W. Main Street, south of Leroy Ave. The proposed site is zoned C-2 (General Commercial). Associate Planner Zinder explained that the application was deemed complete November 30, 2020 and that the application complies with all the applicable provisions of the underlying zoning district and all the Development and Design Standards of Division II. Associate Planner Zinder highlighted that the application is tied to the Cascade Center TIS and the applicant will be connecting to Cascade Center Utilities. He further explained that city staff worked with the applicant to resolve some design issues regarding windows and fencing to the exterior of the building for better public appeal. Conditions of this project include working with Cascade Center Developers to ensure landscaping and civic spaces are in conformance with City standard. Associate Planner Zinder also addressed another condition stating that the Cascade Center approach permit from ODOT must be issued prior to applicant receiving building permit authorizations from the City.

Associate Planner Zinder stated that City Staff is encouraging the Planning Commission to approve the Site Design Review (SDR01-2020) subject to conditions of approval found in the staff report.

CORESPONDENCE:

Chair Botsford asked if staff had received any other materials or correspondence, they did not.

PUBLIC TESTIMONY:

Shawn Nguy of Navix Engineering is the Consultant for AutoZone spoke. He thanked City Staff and expressed his pleasure of working with them. Mr. Nguy also stated that AutoZone accepted every condition for approval and asked the Commission to approve the application so that AutoZone could move forward.

QUESTIONS FROM PLANNING COMMISSION:

Commissioner Satter inquired about the Signal at Molalla Ave and Main, as well as the flashing beacon light at Leroy and Hwy 211 being conditions of approval for Cascade Center Development. She asked Public Works Director Gerald Fischer for an update on where these projects stood.

Public Works Director Fisher stated that the intersection at Molalla Ave and HWY 211 are mostly done and anticipate being under construction by August or September. Cascade Center developers are submitting revised plans for frontage improvements and the Leroy intersection to ODOT next week. Once ODOT approves the plans and issues the permits, ODOT will at the same time issue the access permit which will get things going. Director Fisher stated that the City will not be able to approve the Subdivision plat until the improvements are done or unless ODOT is satisfied that the bonding is in place. Director Fisher went on to explain that none of the retail spaces within the development will get a Certificate of Occupancy until the improvements are complete.

Commissioner Giberson questioned the lack of windows and aesthetic to the West elevation of the building.

Associate Planner Zinder responded that that is the way the design was proposed and because of the apartments on the West side of the building it seemed best for privacy and a good match for uses.

Commissioner Deller inquired about Page 18 of the Staff Report section B regarding approach permit and if this applied to the applicant of the development?

Associate Planner Zinder stated that the approach permit applies to the Cascade Center developer and not Autozone.

Commissioner Deller asked about the stormwater plan being part of the landscaping plan.

Associate Planner Zinder explained that there was some question about whether the stormwater ought to be included in the calculations for landscaping. In the end, stormwater is included in the landscaping plan.

Commissioner Deller followed up by asking if the stormwater and landscaping plans would be consistent throughout the development?

Public Works Director Fisher respond by adding that the stormwater and water quality swales are counted as part of landscaping because of the treatment in it. Next to each building stormwater and swales are connected, some, mostly stormwater features are underground. When everything is calculated it exceeds the city landscaping requirements.

Commissioner Deller added that he appreciated staff's forethought of how pedestrians were going to walk through the site and modifying the sidewalks to show that.

Chair Botsford closed the public hearing with no additional comments coming forth

PLANNING COMMISSION DISCUSSION:

With no additional discussion or deliberation **Chair Botsford** suggested someone propose an approval.

Commissioner Giberson made a motion to approve the site design review based on the exhibits and staff report. Commissioner Deller seconded it. Motion passes 6-0.

REPORTS AND ANNOUNCEMENTS:

Public Works Director Fischer shared his Public Works report that he provides to Council at the second meeting of each month. The City has received the executed financial agreement for the 213/Toliver roundabout project. The Water Master plan has taken a bit of a hit due to Covid, but the team is working on the plan. Patrol Street sewer and water begins next week.

Associate Planner Zinder shared that a temporary Food Cart Ordinance and the Planning Fee Changes will be going in front of City Council on July 8th. He also updated the Commission on CHTC. DEQ has issued a violation and Stop Work order against CHTC. City Manager, Dan Huff and our City Attorney's continue to work on the CHTC issue.

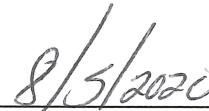
Associate Planner Zinder also announced that our Planning Director is no longer with the City of Molalla and that the City is looking to hire an interim planner. The interim planner would be brought on to help staff catch up on projects that have been lingering for some time, including a permanent food truck ordinance, the self-storage matter presented to the Commission months ago and the industrial/residential zoning issues that the Commission has brought to staff as a concern.

ADJOURNMENT:

Motion was made by Commissioner Satter to adjourn the meeting, 2nd received from Commissioner Farrens. Meeting was adjourned at 7:11pm.



Chair, Rae Lynn Botsford



Date

ATTEST: 
Dan Huff, City Manager