



**Molalla Planning Commission
MINUTES Molalla Adult
Center
315 Kennel Ave., Molalla, OR
97038
August 5, 2020**

The August 5, 2020 meeting of the Molalla Planning Commission was called to order by Chair Rae Lynn Botsford at 6:34pm. 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 – Absent
Commissioner Jacob Giberson – Absent
Commissioner Connie Farrens - Present

STAFF IN ATTENDANCE:

Dan Zinder, Associate Planner - Present
Julie Larson, Planning Specialist - Present

PUBLIC COMMENT:

Chair Botsford opened the meeting for public comment. Mitch Jorgenson, a Molalla resident, made a public comment on behalf of the citizens who live on Kimberly Ct in opposition to a proposed tri-plex development at 118 N Cole. Carma Puffer is one of the residents who live on Kimberly Ct. who would be affected by the development. Mr. Jorgenson spoke about a resolution that City Council passed that took place in December of 2019 which changed Type III land use applications to a Type II application. Mr. Jorgenson objects to this resolution due to the time restraints for public notice and lack of oversight from the Planning Commission and City Council.

Chair Botsford moved to add this topic to the discussion items at the end of the meeting.

Commissioner Deller addressed Mr. Jorgenson asking what outcome he would like to see?

Mitch Jorgenson would like to see more time given for public notice response.

MINUTES:

Chair Botsford confirmed with the Planning Commissioners that they have received and reviewed the minutes for July 1, 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 Eaglebear. Motion passes 4-0.

PUBLIC HEARING:

- Public Hearing and consideration of Site Design Review application – SDR03-2020 – requesting approval of 37,000 sq. ft. of new retail space, “Grocery Outlet”, “Dollar Tree” and one undefined retail space. The proposed location is Lots 1, 2 and 3 of the Cascade Center development along W. Main Street, south of Leroy Avenue.

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: SDR03-2020 Application Package (including application, narrative and property legal description); Exhibit C: ODOT Comments; Exhibit D: Molalla Fire Comments.

Associate Planner Zinder introduced the proposed site design review application as a new retail space (Grocery Outlet, Dollar Tree and one undefined retail space) 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 July 6, 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 transparency requirements to the exterior of the building to meet code and for better public appeal. Associate Planner Zinder also pointed out that staff is also working with the applicant to resolve the gap between the buildings for safety and security. 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 (SDR03-2020) 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:

David Hardister of Woodblock architecture is the Consultant for this project spoke. Mr. Hardister first addressed the gap and suggested that the applicant will be installing either a door or a gate on both ends of the gap. He went on to address the window and transparency conditions and reaffirmed that the applicant is willing to meet those conditions as well.

QUESTIONS FROM PLANNING COMMISSION:

Commissioner Deller asked some questions regarding conditions of approval. Mr. Deller inquired about the landscape design.

Associate Planner Zinder responded that the overall landscape design will be done by Cascade Center and the landscape will be uniform.

Commissioner Deller asked about the SDC's and if each development was responsible for them?

Associate Planner Zinder explained that each development will be responsible for their own SDC's.

Commissioner Deller then inquired about the condition regarding wells on the property.

Associate Planner Zinder responded that that is a standard condition for development projects.

Commissioner Deller asked about the allowed use. He asked about retail space 3 which is undefined. He wanted to know if we do not know what is going in there, how could it be an allowed use?

Associate Planner Zinder responded that the allowed use is retail sales and services and must conform to the TIS. If the space is proposed as something other than that use, the application would require another site design review.

Commissioner Deller inquired about a pedestrian crossing across Leroy to the new development. He said that there is only a crosswalk at HWY 211 and Leroy.

Chair Botsford explained that in the overall Cascade Center design, there was another crosswalk approved further down Leroy near the proposed development.

Commissioner Deller's concern is that there are no approved ADA ramps.

Associate Planner Zinder suggested ADA ramps as a condition to this site design review.

PLANNING COMMISSION DISCUSSION:

Commissioner Farrens suggested the ADA ramp condition be added as a condition of approval, the entire Commission agreed.

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

Commissioner Eaglebear made a motion to approve the site design review based on the exhibits and staff report. With the added condition of ensuring that the ADA ramps across Leroy are included. Commissioner Deller seconded it. Motion passes 4-0.

DISCUSSION ITEMS:

Planning Specialist Larson shared that the temporary food cart ordinance was passed by City Council and that staff is working on language and design standards for a permanent ordinance for both food carts and a food pod.

Chair Botsford asked to discuss and address Mr. Jurgenson's concern about the resolution that was passed in December.

Associate Planner Zinder explained that the ordinance which was changed was in regard to partitions and not land use or building. He stated that the application Mr. Jorgenson was addressing would have always

come in as a Type II application.

The Commission began conversation about changes to our Tree Retention and Noise Ordinances. They asked for time to research these issues and bring this discussion back to the September or October meeting.

ADJOURNMENT:

Motion was made by Commissioner Eaglebear to adjourn the meeting, 2nd received from Commissioner Farrens. Meeting was adjourned at 8:11pm.



Chair, Rae Lynn Botsford



Date

ATTEST: 

Dan Huff, City Manager