



**Molalla Planning Commission
MINUTES Molalla Adult
Center
315 Kennel Ave., Molalla, OR
97038
November 4, 2020**

The November 4, 2020 meeting of the Molalla Planning Commission was called to order by Vice Chair Doug Eaglebear at 6:31pm. This was followed by the flag salute and roll call.

COMMISSIONER ATTENDANCE:

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

STAFF IN ATTENDANCE:

Mac Corthell, Planning Director - Present
Dan Zinder, Associate Planner - Present
Julie Larson, Planning Specialist - Present

PUBLIC COMMENT:

Dale Newcomb (1441 W Main Street) spoke in opposition to the proposed code amendment to change self-service storage to a conditional use in the C-2 General Commercial Zone. His property located behind Safeway is a long, narrow piece of property that has been on the market for four (4) years. He expressed that the city's drive to restrict self-storage is limiting his use of the property with no compensation.

Todd Gary (31220 S Grimm Road) owner of North Valley Feed on Main Street. Mr. Gary spoke about the proposed food cart code amendment. He is interested in putting a food cart pod at the feed store. One food cart being a permanent fixture while a couple rotate through on a temporary basis. However, the proposed amendment as written restricts permanent food carts from the M-1 Light Industrial Zone. He asked the Commission to reconsider this restriction prior to recommending to City Council.

Denise Griff (39098 S Sawtell Rd.) owner of the permanent food cart wanting to operate at North Valley Feed. She also spoke to encourage the Commission to reconsider the M-1 restriction on permanent food carts zoning.

MINUTES:

Vice Chair Eaglebear confirmed with the Planning Commissioners that they have received and reviewed the minutes for September 2, 2020. Vice Chair Eaglebear 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 Giberson. Motion passes 5-0.

PUBLIC HEARING:

DCA02-2020: Amend Table 12-2.2.030 Uses Allowed by Zoning District to change "self-service storage, commercial" from a permitted use to a conditional use in the C-2 General Commercial Zone

Vice Chair Eaglebear 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.

Associate Planner Zinder stated that the amendment would change the use from an allowed use to a conditional use of self-service storage facilities in the C-2 zone. City staff has found that there is no fiscal impact to the city. The facilities would continue to be an allowed use in the M-1 Light Industrial Zone. By restricting the use in the C-2 zone, it would protect scarce commercial land within 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:

No public testimony was presented.

QUESTIONS FROM PLANNING COMMISSION:

Commissioner Deller inquired about what point would a developer find out if the use would be approved for a property.

Associate Planner Zinder stated that staff is always happy to talk with developers and suggested a pre-app would provide some answers in this circumstance.

Planning Director Corthell added that the answer is simple. Developers would know when it came in front of the Planning Commission for approval.

Commissioner Giberson addressed Mr. Newcomb's concern stating he was initially of interest of not doing anything with this change and hearing Mr. Newcomb's concerns his opinion is still the same.

Planning Director Corthell suggested that the Planning Commission could go a different direction such as a special use standard as opposed to the conditional use being proposed.

PLANNING COMMISSION DISCUSSION:

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

Commissioner Giberson made a motion to send the proposal back to city staff to review the effects of special use standards for self-service storage within the C-2 General Commercial Zone. Commissioner Ferrens seconded it. Motion passes 5-0.

PUBLIC HEARING:

DCA04-2020: Amend Table 17-2.2.030 Uses Allowed by Zoning District to add “mobile food units”. Temporary Mobile Food Units permitted as a special use in the C-2 General Commercial, M-1 Light Industrial and M-2 Heavy Industrial zones. Permanent Mobile Food Units permitted as a special use in the C-1 Central Commercial, C-2 General Commercial Zones.

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

CITY STAFF REPORT:

Planning Director Corthell 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: Ordinance, Exhibit B: Finding of Facts.

Planning Director Corthell began by reading and explaining the proposed ordinance to the Planning Commission. Director Corthell stated that ultimately the amendment would add permanent and temporary mobile food unit standards to Molalla Municipal Code. Addressing Mr. Gary’s public comment, both Planning Director Corthell and Associate Planner Zinder concur that including permanent mobile food units in the M-1 Light Industrial Zone is something that the Planning Commission should strongly consider.

Planning Director Corthell 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:

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

PUBLIC TESTIMONY:

No public testimony was presented.

QUESTIONS FROM PLANNING COMMISSION:

Commissioner Deller agreed that the feed store was not considered when the M-1 exclusion was discussed. He inquired if there was a way to allow it such as a special use.

Commissioner Giberson agreed that M-1 should be included and reminded the commission that Molalla use to be a logging town that has been created over time and now the zoning is not working for some businesses. He also questioned the fence requirement in the ordinance of being a concern to him.

Planning Director Corthell suggested the ordinance can be adjusted should the Planning Commission propose changes.

Commissioner Giberson suggested adding the fencing requirement to larger pod areas such as 3-4 more food carts.

Planning Director Corthell stated that the Planning Commission can recommend approval to City Council with amendments as stated.

PLANNING COMMISSION DISCUSSION:

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

Commissioner Giberson made a motion to suggest to staff to include considerations for permanent food units to operate in the M-1 Light Industrial Zone as a special use and the fencing requirement for permanent mobile food units to be required only at 4 or more units. Commissioner Ferrens seconded it. Motion passes 5-0.

DISCUSSION ITEMS:

Associate Planner Zinder presented a discussion regarding MCC17-4.7(B)(2) – Adjustments

Planning Director Corthell presented a discussion on Ex-Parte Communication

REPORTS AND ANNOUNCEMENTS:

Commissioner Deller announced his advancement to a City Council seat as of January 2021.

ADJOURNMENT:

Motion was made by Commissioner Giberson to adjourn the meeting, 2nd received from Commissioner Deller. Meeting was adjourned at 8:19pm.



Chair, Rae Lynn Botsford



Date

ATTEST: 

Mac Corthell, Planning Director