



Community Development Department

315 Kennel Ave/PO Box 248

Molalla, OR 97038

Phone 503.759.0205

www.cityofmolalla.com

AGENDA

Molalla Planning Commission

6:30 PM, October 2, 2024

Commission Chair Doug Eaglebear
Commissioner Clint Ancell
Commissioner David Potts

Commission Vice-Chair Connie Sharp
Commissioner Martin Ornelas
Commissioner Brady Rickey

In accordance with House Bill 2560, the City of Molalla adheres to the following practices: Live-streaming of the Molalla Planning Commission Meetings are available on Facebook at "Molalla Planning Commission Meetings – LIVE" and "Molalla Planning Commission Meetings" on YouTube. Citizens can submit Public Comment in the following ways: attend the meeting, email support staff @ communityplanner@cityofmolalla.com by 12:00pm on the day of the meeting, or drop it off at the Civic Center, 315 Kennel Avenue.

I. CALL TO ORDER AND FLAG SALUTE

II. ROLL CALL

III. CONSENT AGENDA

A. Planning Commission Meeting minutes – 9/4/2024

IV. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

V. PUBLIC COMMENT & WRITTEN COMMUNICATIONS

Citizens are allowed up to 3 minutes to present information relevant to the city but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the support staff. The Planning Commission does not generally engage in dialog with those making comments but may refer the issue to the Community Development Director. Complaints shall first be addressed at the department level prior to addressing the Planning Commission.

VI. PUBLIC HEARINGS

- Dan Zinder - Staff Report; VAR01-2024 and NUX01-2024 - Extension of Nonconforming Status for a Discontinued, Nonconforming Gas Station

VII. GENERAL BUSINESS

VIII. STAFF COMMUNICATION

IX. COMMISSION COMMUNICATION

X. ADJOURN



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Planning Commission Meeting Minutes August 7, 2024

The August 7, 2024, meeting of the Molalla Planning Commission was called to order by Commission Chair Eaglebear at 6:28 pm, followed by the Flag Salute.

COMMISSIONER ATTENDANCE:

Commission Chair Doug Eaglebear – Present
Commissioner Connie Sharp - Present
Commissioner Clint Ancell - Present
Commissioner Martin Ornelas – Absent
Commissioner David Potts – Present
Commissioner Brady Rickey – Present

STAFF IN ATTENDANCE:

Mac Corthell, Assistant City Manager - Absent
Jessica Wirth, Community Development Tech - Present
Sam Miller, Engineering Sec Manager – Absent
Dan Zinder, Senior Planner – Present

CONSENT AGENDA

- A. Planning Commission Meeting Minutes – June 5, 2024

ACTION:

Commissioner Ancell moved to approve the Consent Agenda; Commissioner Rickey seconded. Motion passed 5-0.

AYES: Sharp, Ancell, Potts, Rickey, Lightner

NAYS: None

ABSTENTIONS: None

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

PUBLIC COMMENT & WRITTEN COMMUNICATIONS

None.

PUBLIC HEARINGS

None.

GENERAL BUSINESS

Mrs. Wirth noted the closing of the Parks Master Plan survey and the upcoming event of the Town Hall at the Library, August 21st. Free food, kids activities, asked for everyone to share.

Mr. Zinder presented an update on the Urban Growth Boundary, Buildable Land Inventory and Employment Opportunity Analysis.

STAFF COMMUNICATION

None.

COMMISSION COMMUNICATION

- Chairperson Eaglebear questioned workloads and asked about the industrial lot development.
- Commissioner Sharp says the principal from the middle school reached out stating they need supplies.
- Commissioner Ancell questioned the differences between the 1% and 1.9% on BLM and suggested if we just split the difference between and do 1.5%.
- Commissioner Potts had nothing to report.
- Commissioner Rickey mentioned open PC spot and Celebrate Molalla coming up.
- Commissioner Lightner had nothing to report.

ADJOURN

Commissioner Sharp made a motion to adjourn the meeting at 6:47pm, seconded by Commissioner Ancell. Motion passed unanimously.

PLANNING COMMISSION MEETING CAN BE VIEWED IN ITS ENTIRIETY HERE:

https://www.youtube.com/watch?v=GqF_-lw22wQ

Doug Eaglebear, Planning Commission Chair

Date

Attested by: _____
Mac Corthell, Assistant City Manager

Date



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Discussion Item

Agenda Date: 09/04/2024

From: Dan Zinder

Approved by: Mac Corthell

SUBJECT: Modifying Support Commercial Overlay District Code and Establishing An Overlay District Boundary

FISCAL IMPACT: None

RECOMMENDATION/RECOMMEND MOTION: Staff seeks Planning Commission preliminary recommendations to City Council for how to move forward with the Support Commercial Overlay District. Staff recommends the following modifications:

Change the Support Commercial Overlay Zone code to

- A. Apply to both the M-1 and M-2 zones
- B. Fix the scrivener's error in Section B so that the zone allows C-2 uses instead of M-2 uses
- C. Modify the last sentence of Section B from *"This zone should allow for support type commercial uses which serve the industrial zone"* to *"support type commercial uses which serve the industrial zone are preferred."*

Establish a boundary for the Support Commercial Overlay district, as shown in Exhibit A.

Once we have preliminary feedback from both Planning Commission and City Council, Staff will return with a proposed ordinance for recommendation.

BACKGROUND: When Molalla adopted the Model Development Code For Small Cities in 2017, Section 17-2.4.010 was established as code for a Support Commercial (SC) Overlay zone. Text for this code is as follows:

- A. *Purpose. The purpose of the Support Commercial (SC) Overlay District allows support commercial uses in designated transitional industrial areas. This zone is applied over the base M-2 Industrial District in those areas where small parcels are unlikely to be used for heavy industrial purposes.*

- B. *Use and Dimensional Standards. The list of permitted and conditional uses, as well as the lot size and dimensional standards of the M-2 District shall apply to land within the SC Overlay District. This zone should allow for support type commercial uses which serve the industrial zone.*
- C. *Minimum Lot Sizes. No lot shall be reduced to less than one-half acre in size.*

(Ord. 2017-08 §1)

No corresponding zoning boundary was established for the zone.

Staff has recently received multiple inquiries from entities looking to develop smaller, industrial parcels along OR-211 in Molalla as commercial. These parcels seemingly fit the purpose for the overlay zone and none have developed as industrial since they were annexed into the City in 2014. This prompted Staff to look into ways to augment the development potential for these parcels while engaging in Economic Opportunities Analysis work.

Staff has noted several deficiencies in the existing code, that we aim to correct. First, there are several smaller parcels that are less than an acre that are zoned M-1 along OR-211 that have either not developed as light industrial or have already developed as C-2 uses. Staff finds support in the comprehensive plan in applying the SC overlay zone to promote their development and reduce restrictions on those properties that have already developed as commercial uses.

Second, Subsection B of the code states that *“The list of permitted and conditional uses, as well as the lot size and dimensional standards of the M-2 District shall apply.”* This appears to be a scrivener's error as applying an M-2 overlay over an M-2 zone is nonsensical. The overlay purpose intends to allow commercial uses and, as such, C-2 General Commercial standards and not M-2 Heavy Industrial standards were clearly intended.

Last, as written, the second and third sentences of Subsection B are contradictory and cannot be applied in unison to a proposal. If the C-2 standards apply then no restriction on proposed uses to specifically tie to industrial uses can be applied. As the nexus to industrial uses is not clearly definable, Staff recommends a modification to the code that softens the requirement for uses to directly tie to industrial uses to a recommendation. The property can thereby either be developed as C-2 or M-2 once the overlay applies.

Staff's proposed ordinance language is provided in full below with proposed changes are in red and deletions in strikethrough text.

- A. *Purpose. The purpose of the Support Commercial (SC) Overlay District allows support commercial uses in designated transitional industrial areas. This zone is applied over the base ~~M-1 and~~ M-2*

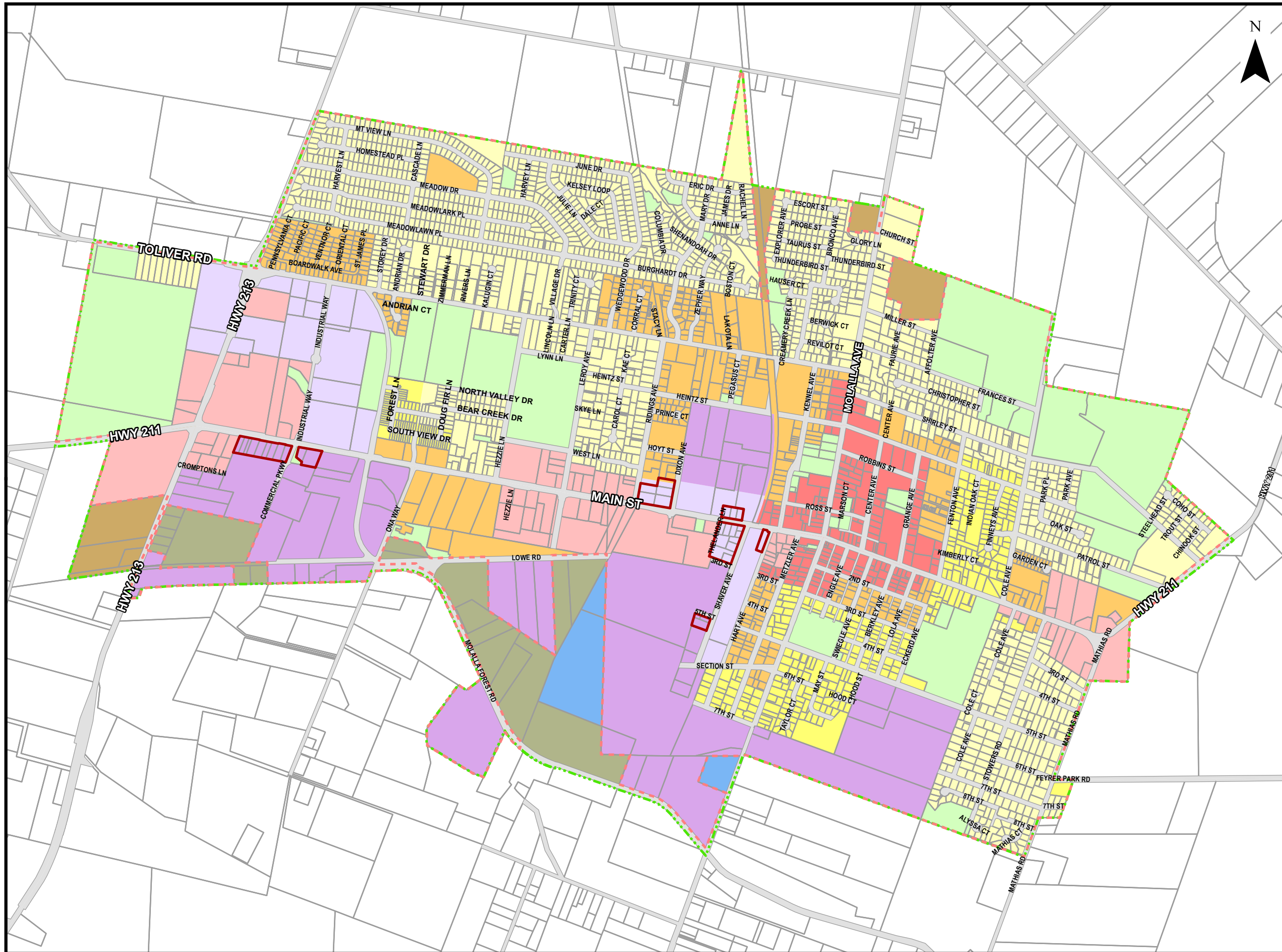
Industrial District in those areas where small parcels are unlikely to be used for heavy industrial purposes.

- B. Use and Dimensional Standards. The list of permitted and conditional uses, as well as the lot size and dimensional standards of the ~~M-2~~ C-2 District shall apply to land within the SC Overlay District. ~~This zone should allow for support type commercial uses which serve the industrial zone.~~ *Support type commercial uses which serve the industrial zone are preferred.**
- C. Minimum Lot Sizes. No lot shall be reduced to less than one-half acre in size.*

(Ord. 2017-08 §1)

Refer to Exhibit A for Staff's recommendations for a zoning overlay boundary for Support Commercial.

Exhibit A Proposed SC Overlay



- Proposed SC Overlay
- Zoning**
- Central Commercial (C-1)
- General Commercial (C-2)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Rural Industrial (RI)
- Low Density Residential (R-1)
- Medium Density Residential (R-2)
- Medium-High Density Residential (R-3)
- Public and Semi Public (PSP)
- Rural Residential Farm Forest 5 Acre (RRFF5)
- Exclusive Farmland Use (EFU)

Scale = 1:12,000
 0 1,050 2,100 Feet



The data shown represents administrative boundary data prepared by Clackamas County Information Services and the City of Molalla. It is presented "as is," as of January, 2017. This data may be subject to change. The City of Molalla and Clackamas County Information Services shall assume no liability for any errors, positional accuracy, omissions, or inaccuracies in the information provided and therefore, there are no warranties which accompany this product. The City of Molalla and Clackamas County Information Services assume no liability for decisions made or action taken (or not taken) based upon any of the furnished information or data.