



**CITY OF MOLALLA
PLANNING COMMISSION MEETING REGULAR MEETING
AGENDA**

Civic Center | 315 Kennel Ave
Wednesday, February 5, 2025 | 6:30 PM

NOTICE: Planning Commission Meeting will hold this meeting in-person and through video Live-Streaming on the City's Facebook Page and YouTube Channel. Written comments may be delivered to City Hall or emailed to recorder@cityofmolalla.com. Submissions must be received by 12:00 p.m. the day of the meeting.

This institution is an equal opportunity employer.

1. CALL TO ORDER AND FLAG SALUTE

2. ROLL CALL

3. CONSENT AGENDA

- A. Planning Commission Meeting minutes - January 7, 2025

4. PUBLIC COMMENT

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.

5. PUBLIC HEARINGS

6. GENERAL BUSINESS

- A. 2025 Planning Commission Chairman and Vice Chairman Appointments (Wirth)
- B. Efficiency Measures Update (Zinder)
 - UGB Studies Update.

7. STAFF COMMUNICATION

8. COMMISSIONER COMMUNICATION

9. ADJOURN

Agenda posted at City Hall, Library, and the City Website at <http://www.cityofmolalla.com/meetings>. This meeting location is wheelchair accessible. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the Community Development Office at 503-759-0243.



City of Molalla
Planning Commission - Regular Meeting Minutes
January 07, 2025
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Planning Commission Meeting of January 07, 2025 was called to order by Commission Chair Doug Eaglebear at 6:31 pm.

Assistant City Manager, Mac Corthell clarified to the Chair and viewers that the date is January 7, 2025.

Commissioner Potts added that the Agenda says Wednesday and today is Tuesday.

Mr. Corthell stated that the Commission can make a motion to ammend the agenda to show Tuesday.

ACTION:

Commissioner Potts moved to ammend the Agenda to read Tuesday, January 7, 2025; Commissioner Sharp seconded.

AYES: Commissioner Sharp, Commissioner Ancell, Commissioner Ornelas, Commissioner Potts, Commissioner Rickey, Chair Eaglebear.

NAYS: None.

ABSENTIONS: None.

Motion passed 6-0.

COMISSIONER ATTENDANCE

Present: Commission Chair Doug Eaglebear, Commissioner Connie Sharp, Commissioner Clint Ancell, Commissioner Martin Ornelas, Commissioner David Potts, Commissioner Brady Rickey

STAFF IN ATTENDANCE

Present: Assistant City Manager, Mac Corthell, Community Development Technician, Jessica Wirth, Senior Planner, Dan Zinder, and Engineering Section Manager, Sam Miller

GUEST IN ATTENDANCE

Planning Consultant Colin McArthur, Planning Consultant Alli Langley

CONSENT AGENDA

A. Planning Commission Meeting Minutes – December 4, 2024

ACTION:

Commissioner Ornelas moved to approve the Consent Agenda for December 4, 2024 Meeting Minutes; Commissioner Sharp seconded.

AYES: Commissioner Sharp, Commissioner Ancell, Commissioner Ornelas, Commissioner Potts, Commissioner Rickey, Chair Eaglebear.

NAYS: None.

ABSENTIONS: None.

Motion passed 6-0.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

A. Draft Parks Master Plan.

The Commission Chair opened Public Hearing at 6:36pm and asked Senior Planner Dan Zinder for Staff Report.

Senior Planner Zinder presented the staff report for the Draft Parks Master Plan, introducing the Planning Consultants from Cameron McCarthy to give the presentation on the draft master plan.

Planning Consultant, Alli Langley presented the Draft Parks Master Plan with emphasis on the changes they have made since the last joint meeting with City Council and Planning Commission. Mrs. Langley focused on the priority projects and the cost estimates including the community input for the parks. Mrs. Langley started with showing the revised recommendations for the mini parks, Odd Fellows and Rotary Park, based on the community and staff input.

Commissioner Sharp commented that she had missed the last meeting and wanted to clarify the projects for Odd Fellows park, and note that she doesn't want to see improvements going into that park with the state of the park currently. Commissioner Sharp stated that someone ought to address or change the plans for the park and remove opportunities.

Assistant City Manager, Mac Corthell advised Mrs. Sharp that it is a decision for the City Council with recommendation from Planning Commission, reiterating that this isn't something that staff determines. Mr. Corthell stated if there was something about the draft plan a commissioner wanted to modify to make a modification to the plan when motioning to adopt or amend during deliberations. Mr. Corthell suggested the commissioners make note of their desired modifications so at the time of deliberation they could vote on who agrees on the modifications, thus making the final motion with said modifications.

Mrs Langley stated that the plan looks at high, medium and low priority projects for a span of 20 years. High priority projects being within the next 5 years, medium priority be 10 years out from now and the low priority to be the remaining of the 20 years and it's likely that the plan would get revised within those last 10 years.

PUBLIC COMMENT

Written Comment: Three public comments were received in writing and are attached to this report.

In-Person Comment: One in-person comment was provided; a summary is attached to this report.

Mr. Corthell mentioned that it's probably best practice to get the capital plan to reflect what the community wants on the front end. Consensus between commissioners on; Odd Fellows removing the opportunities, maintain Rotary Park the same, keeping the opportunity of the flower bed removal at Fox Park around the gazebo, recommendation for the sun shade at Long Park be specified to a sun shade.

Planning Consultant, Colin McArthur reiterated that the opportunities or considerations in question are just are in the inventory, the back of the plan, not a recommendation or a project.

ACTION:

Commissioner Rickey motioned to move the priority of the skate park from medium to high; Commissioner Ornelas seconded.

AYES: Commissioner Sharp, Commissioner Ornelas, Commissioner Rickey.

NAYS: Commissioner Ancell, Chair Eaglebear, Commissioner Potts.

ABSENTIONS: None.

Motion did not pass 3-3-0.

Mr. Corthell got consensus with Commissioners that the restroom opportunity at Ivor Davies should be a temporary restroom, and adding the formation of a dog park association to take care of the dog park opportunity.

ACTION:

Commissioner Sharp made a motion to recommend the draft Parks Master Plan be taken to Molalla City Council for Final Approval with modifications listed; Commissioner Ornelas seconded. Motion passed 6-0-0.

AYES: Commissioner Sharp, Commissioner Ornelas, Commissioner Rickey, Chair Eaglebear, Commissioner Potts, Commissioner Rickey.

NAYS: None.

ABSENTIONS: None.

Motion passed 6-0.

GENERAL BUSINESS

Senior Planner Dan Zinder updated the commissioners on the Employment Opportunity Analysis. The EOA did not change the land need, and with the need for larger sites the city is looking to swap out some commercial/industrial lands to make more sense of Molalla's needs.

STAFF COMMUNICATION

- **Engineering Section Manager Sam Miller**, nothing to report.
- **Assistant City Manager Mac Corthell** shared that the new Waste Water Treatment Plant construction has begun, groundbreaking soon. Water Treatment Plant intake was awarded to TetraTech is moving along.
- **Community Development Technician Jessica Wirth**, reminded everyone we are switching platforms and to update their alerts subscriptions with the city which can be found on the current.
- **Senior Planner Dan Zinder** nothing to report.

COMMISSION COMMUNICATION

- **Commissioner Ancell** nothing to report.
- **Commissioner Rickey** asked about appointing a new chair.
- **Commissioner Sharp** nothing to report.
- **Commissioner Ornelas** nothing to report.
- **Commissioner Potts** nothing to report.
- **Chair Eaglebear** noted that the Middle School design board has a meeting on 2/11.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 8:09pm.

**PLANNING COMMISSION MEETINGS CAN BE VIEWED IN ITS ENTIRETY ON YOUTUBE
"MOLALLA PLANNING COMMISSION – JANUARY 7, 2025"**

Doug Eaglebear, Planning Commission Chair

Date

Submitted by: _____
Jessica Wirth, Community Development Technician

Date

Attest: _____
Mac Corthell, Assistant City Manager

Date

Meeting Minute Attachments:

Mr. Zinder's presentation: draft Parks Master Plan
Mr Zinder's Economic Opportunities Analysis 2024
Public Comments – PC Meeting – January 7, 2025



CITY OF MOLALLA

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

Staff Report

Agenda Category: General Business

Agenda Date: 2/5/2025

From: Jessica Wirth, Comm. Dev. Tech.
Approved by: Mac Corthell, Assistant City Manager

SUBJECT: 2025 Planning Commission Chairman and Vice Chairman Appointments

FISCAL IMPACT: None

RECOMMENDATION/RECOMMEND MOTION: Appoint Planning Commission Chairman and Vice Chairman via consensus.

BACKGROUND: At the beginning of the year Planning Commission to appoint new Chairman and Vice Chairman from its membership.



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
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Staff Report

Agenda Category: General Business

Agenda Date: 2/5/2025

From: Dan Zinder, Senior Planner
Approved by: Mac Corthell, Assistant City Manager

SUBJECT: Efficiency Measures

FISCAL IMPACT: None

RECOMMENDATION/RECOMMEND MOTION: Planning Commission to provide feedback to Staff and Council on the preliminary comprehensive plan rezoning map and general approach to efficiency measures

BACKGROUND:

ORS 197.296 requires that jurisdictions consider strategies to more efficiently utilize lands within their existing urban growth boundaries prior to expanding their urban growth boundary to meet land/housing needs identified in a Housing Needs Analysis. Efficiency Measures are included as part of Molalla's Urban Growth Boundary sequential review workplan. That projected date for efficiency measure passage of March, 2025 is fast approaching. Our workplan placed the efficiency measures after the conclusions of our Housing Needs Analysis (HNA), Housing Production Strategy (HPS), and Economic Opportunities Analysis (EOA) to have a full inventory of our land surpluses and deficits at our disposal for potential rezoning efforts as well as specific strategies we might include. As anticipated, the City's HNA showed that we have a substantial deficit in all residential land types and our EOA, assuming 2/12 adoption, showed a slight deficit in commercial land, and a surplus on industrial lands. Notably, this industrial surplus does not account for the need to pursue larger sites for larger scale industrial mentioned at the previous meeting. It simply informs us of how we can approach rezoning of existing lands.

Exhibits A and B show the City's current comprehensive plan map, proposed changes, and what the resulting map would look like. Note that these maps do not yet account for potential PSP

(Public Semi-Public) rezonings, which would likely occur on some of the larger constrained areas such as the Bear Creek Corridor.

While our approach to the efficiency measures was designed to most heavily consider zoning, the core of the efficiency measures deals with residential density. Our understanding is that since residential densities in our existing development code have minimum and maximum density requirements consistent with the Safe Harbor standards we utilized in the HNA we have a strong argument that we won't need to revise densities in our R1, R2, and R3 zones. For reference:

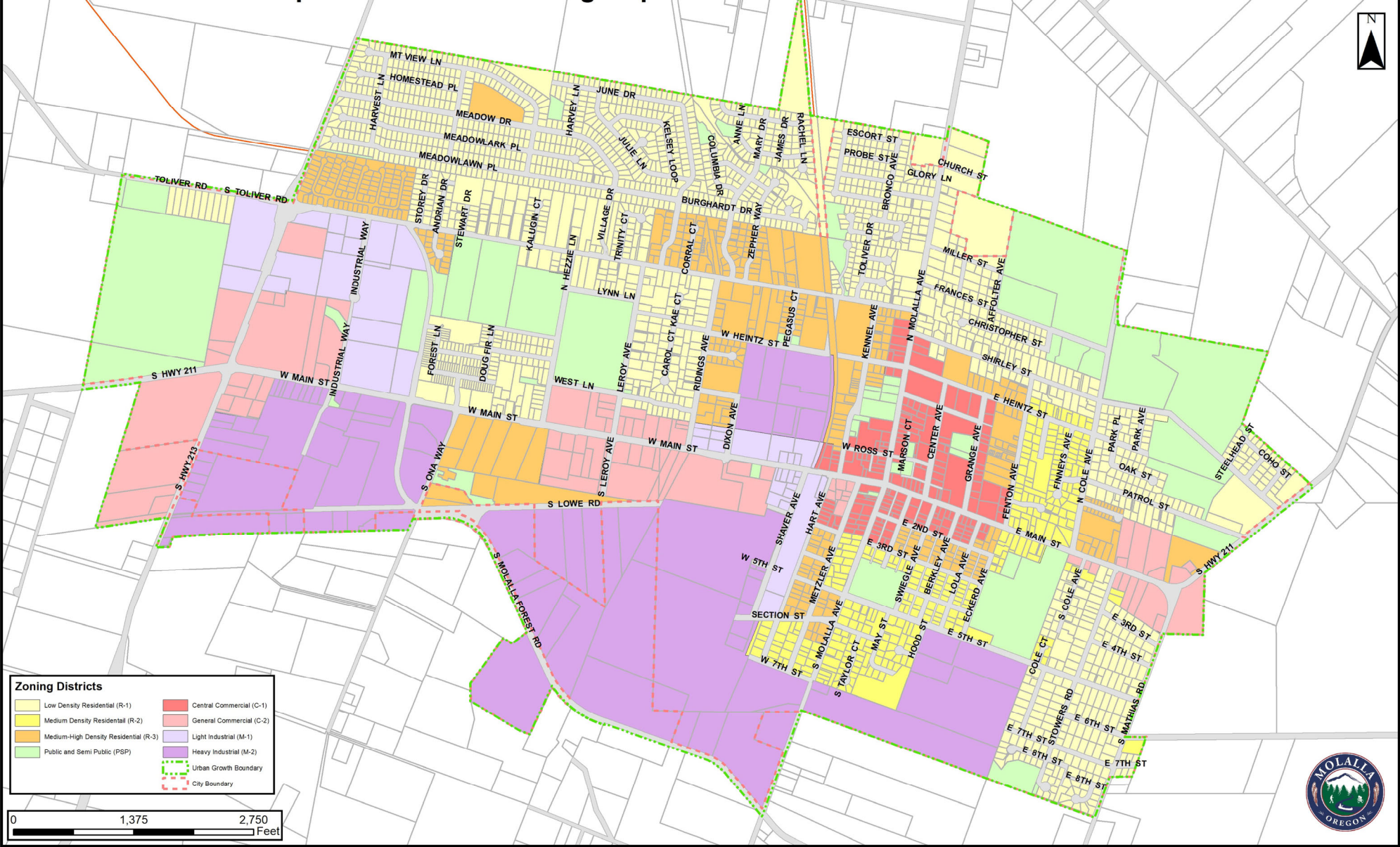
	Min Density	Max Density
R-1 Zone	4 units/acre	8 units/acre
R-2 Zone	6 units/acre	12 units/acre
R-3 Zone	8 units/acre	24 units/acre

Staff's recommendation is not to change these existing density breakdowns unless we are compelled to.

Additionally, the statute provides the opportunity to suggest other strategies for land efficiency and production of needed housing types similar to those that the City will be adopting in its HPS next month. Delays in passage of the HPS have hindered the City's ability to specifically tailor some of those strategies to the efficiency measures as Council has not yet advised on prioritization, let alone adoption of these strategies. Staff does not recommend bringing any of these strategies forward as efficiency measures with one potential exception.

A development code amendment Staff would feel comfortable bringing to Council by next month is changing the process for establishing an Accessory Dwelling Unit (ADU) from a Type II process to a Type I process. Per Oregon House Bill 2001 an ADU is allowed by right on any lot with a single-family home and, as such, there is no real benefit to bringing public comment into that arena. At a base level, the ADU will either meet standards or it won't, which makes it a fundamentally ministerial decision like any other building permit authorization. This change would save processing time for the applicant and also create a less confusing application process for the applicant as Type II applications require narrative responses that a lot of applicants find challenging. We can easily bring our processes into accord with state law and move forward with the other policies as guided by Council.

Exhibit A - Molalla Comprehensive Plan Zoning Map



Zoning Districts

Low Density Residential (R-1)	Central Commercial (C-1)
Medium Density Residential (R-2)	General Commercial (C-2)
Medium-High Density Residential (R-3)	Light Industrial (M-1)
Public and Semi Public (PSP)	Heavy Industrial (M-2)
Urban Growth Boundary	
City Boundary	

0 1,375 2,750 Feet

MOLALLA, OREGON

Exhibit B - Proposed Change Areas

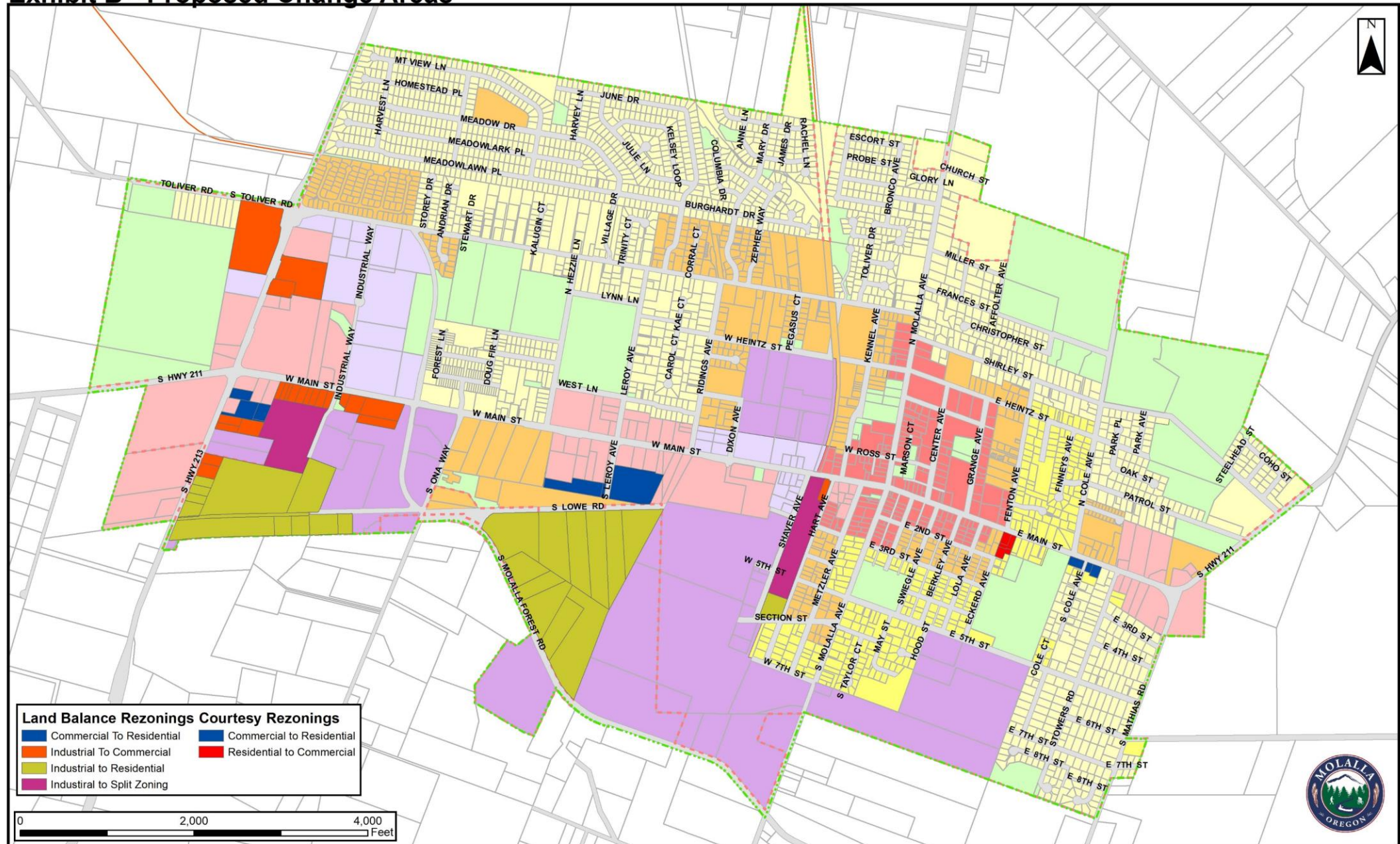


Exhibit C - Proposed Change Acreage

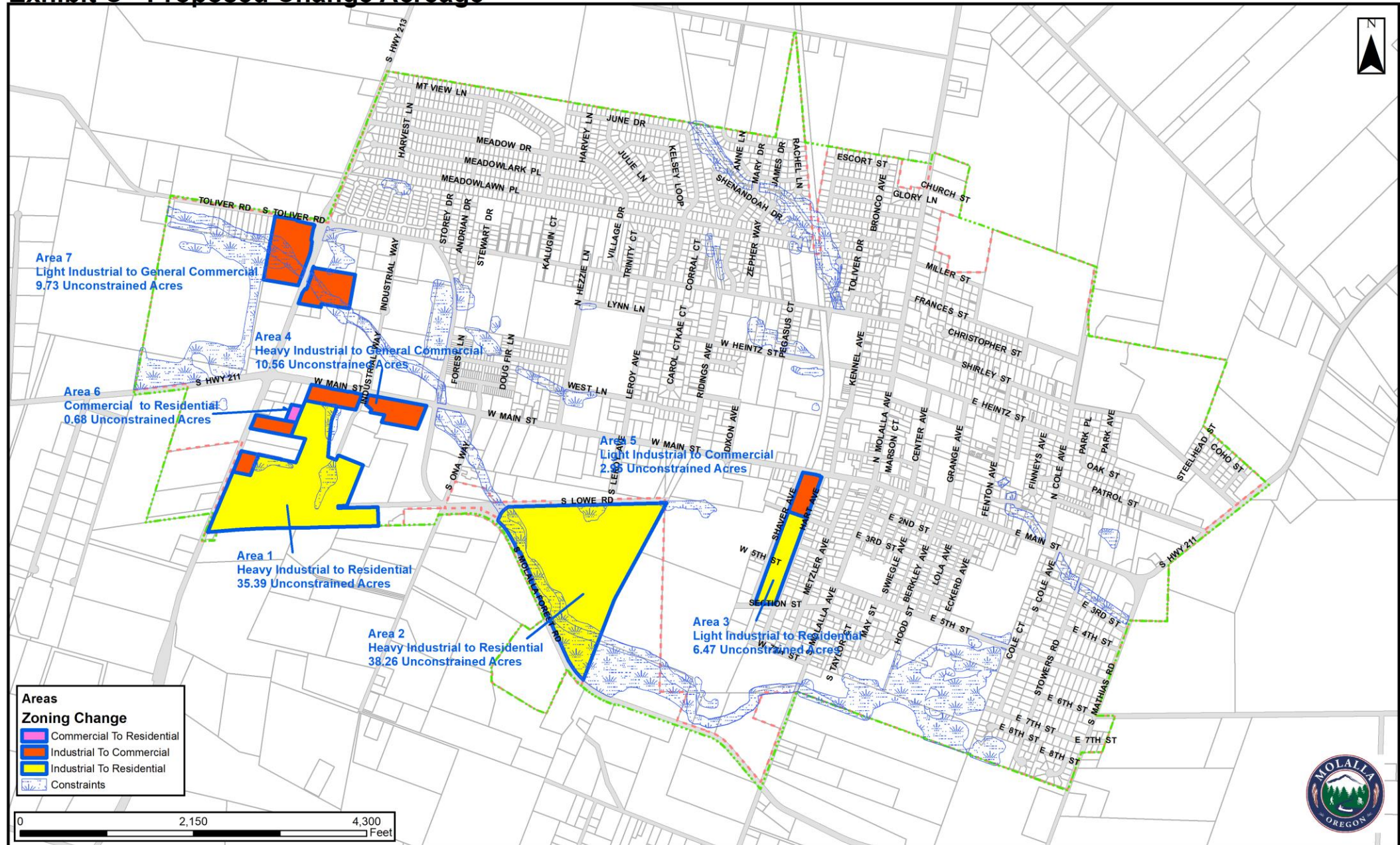
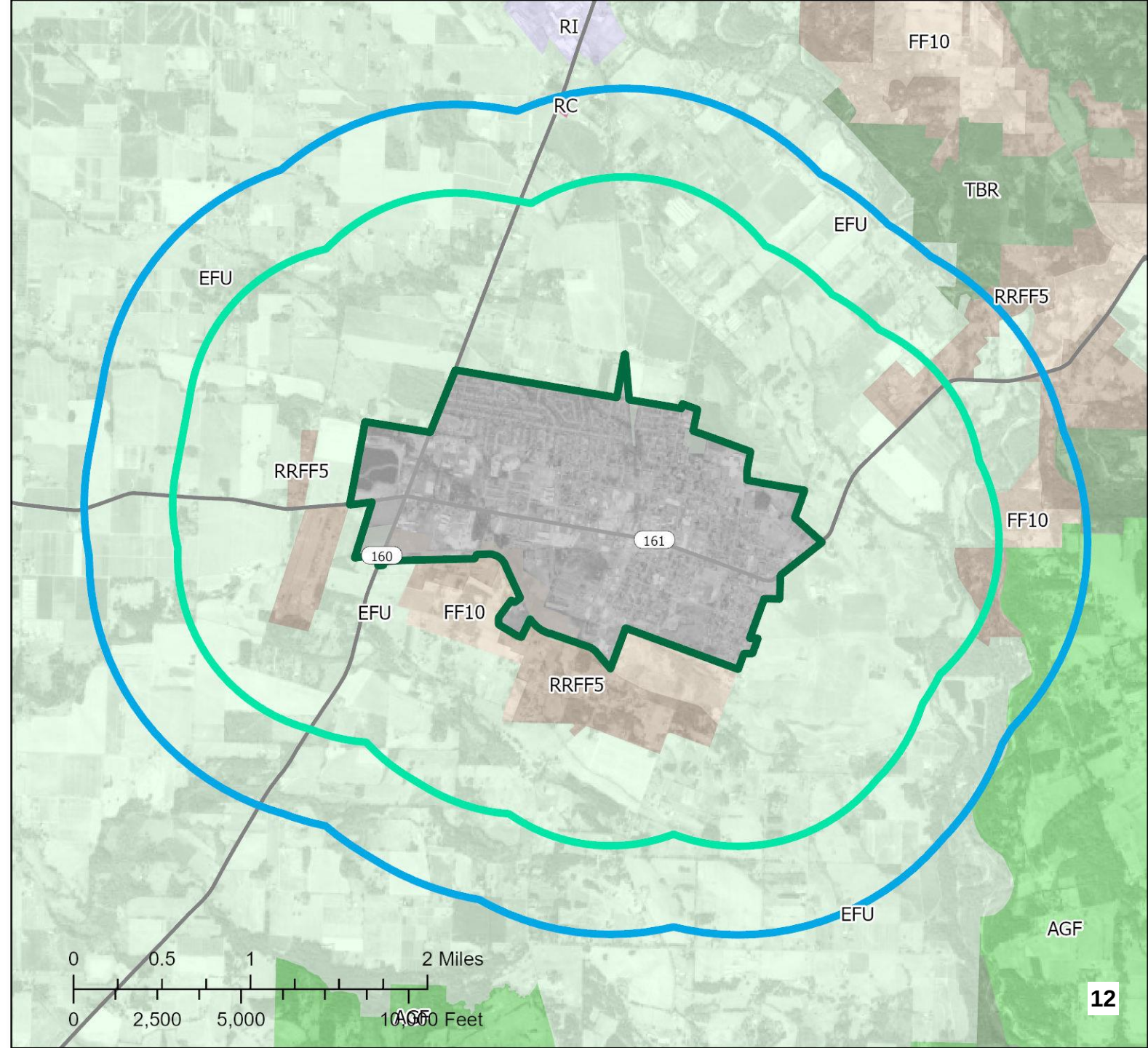
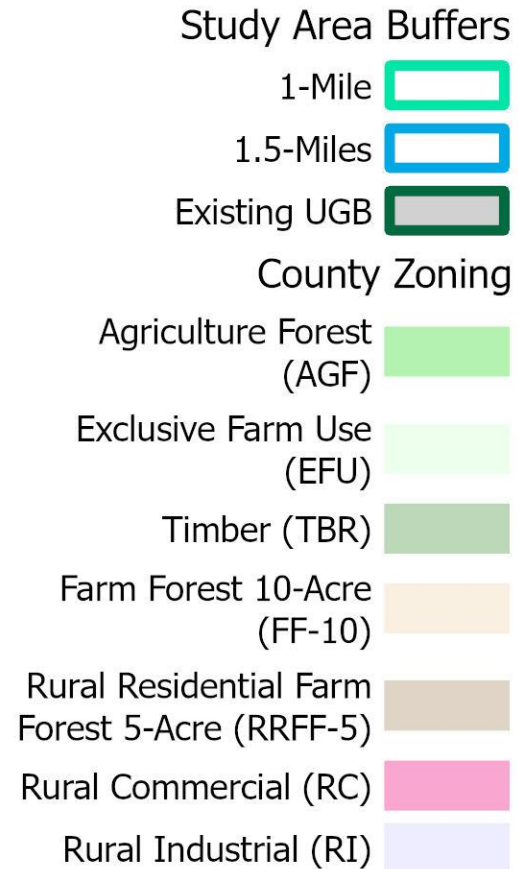


Exhibit D

Exception Lands



Total Acreage Changes and Implications

- **80.8 Unconstrained Residential Acres Added.**

Approximately 45 acres would still be needed in an urban growth boundary expansion.
Additional acreage to be found within the exception lands

- **22.56 Unconstrained Commercial Acres Added**

This would put the City in a surplus of commercial land but still needing larger sites in an urban growth boundary expansion

- **103.36 Unconstrained Industrial Acres Removed**

This would put the City in an industrial lands deficit. Remainder of land to be accounted for in an urban growth boundary expansion, accounting for site specific needs from the EOA

Questions for PC

- Do you agree with the approach to include changing ADUs to a ministerial decision at this time?
- Are there other items for efficiency measures you would want addressed now?
- Are there additional areas you would want to consider for rezoning?
- Are there areas you would want to remove from rezoning consideration?
- Which areas would be best for considering higher density housing, as required to meet HNA quotas?
- Would you prefer using the exception lands to account for housing lands deficit?

Exhibit B - Proposed Change Areas

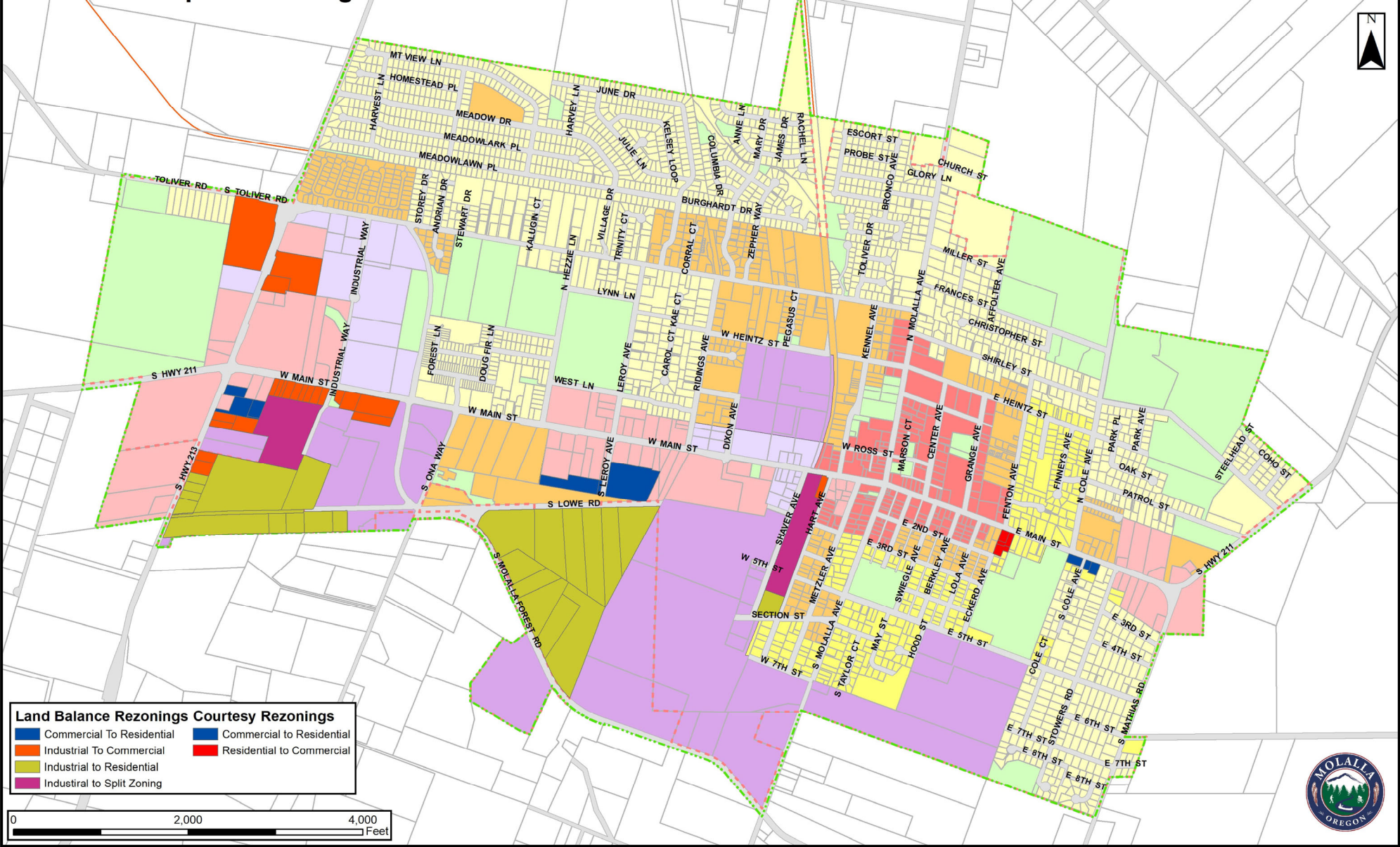


Exhibit C – Summary of Proposed Zone Changes

Efficiency Zone Changes

Proposed change – Commercial to Residential: 0.68 acres

Count - 0-1 acre parcels: 2

Proposed Change – Industrial to Commercial: 27.36 acres

Count - 0-1 Acre Parcels: 16

Count - 1-5 Acre Parcels: 6

Count 5-10 Acre Parcels: 1

Proposed Change Industrial to Residential: 83.63 acres

Count - 0-1 Acre Parcels: 6

Count - 1-5 Acre Parcels: 12

Count 5-10 Acre Parcels: 5

Count 10-15 Acre Parcels: 1

Mixed Industrial Rezone Acres: 17.35

Count 5-10 Acre Parcels: 2

Courtesy Zone Changes*

*Not pertaining to land need. Matching zoning to established land use.

Proposed change – Commercial to Residential: 9.5 acres

Proposed Change – Residential to Commercial: 0.97 acres