



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

Civic Center | 315 Kennel Ave
Wednesday, May 7, 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 - April 2, 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. [New Planning Commission Member Appointment, Kristy Hodgkinson \(Wirth\)](#)
B. [UGB Presentation \(Zinder/3J\)](#)
C. [RV Street Parking Ordinance Discussion \(Kyle\)](#)
D. [HB2138 Discussion \(Zinder\)](#)

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
April 02, 2025
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Planning Commission Meeting of April 02, 2025 was called to order by Chairman Doug Eaglebear at 6:30 pm.

COMMISSIONER ATTENDANCE

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

Absent: None.

STAFF IN ATTENDANCE

Present: Assistant City Manager, Mac Corthell, Community Development Technician, Jessica Wirth, Senior Planner, Dan Zinder and Associate Planner, Jamie Viveiros.

Absent: Senior Engineer, Sam Miller, Engineer, Landon Sheekard.

CONSENT AGENDA

A. Planning Commission Meeting Minutes – February 5, 2025

ACTION:

Commissioner Ancell moved to approve the Consent Agenda for March 5, 2025 Meeting Minutes; Commissioner Potts seconded.

AYES: Sharp, Ancell, Ornelas, Potts, Rickey, Eaglebear. **Motion passed 6-0-0.**

NAYS: None.

ABSENTIONS: None.

PUBLIC HEARING

None.

GENERAL BUSINESS

A. Farm Stands/Cottage Kitchens in Molalla (Mac)

Assistant City Manager, Mac Corthell, described how the current municipal code compartmentalizes home occupancies and how “farm stands” don’t fit into that. Mr. Corthell asked the council how they would see to regulate this new process and change code words to reflect.

Chairperson Eaglebear noted to combine farm stands and cottage kitchens in a sense and have the Home Occupancy rules be global. Eaglebear mentioned expanding allowed foods, but regulated to local.

Commissioner Ancell, mentioned limiting the size of farmstands, needing a home occupancy permit but no business license, walk up (not a walk-in.) & no permit needed if under 200sq ft.

Associate Planner, Jamie Viveiros, noted placement of the structure in the code currently states “not in front of permanent structure” will need to be changed to accommodate.

PUBLIC COMMENT

Steven A Lamm, 803 Lynn Lane, Tammy Baurer, 811 Lynn Lane, Victoria Lamm, 803 Lynn Lane, Nicole Watson, 807 Lynn Lane. There was a consensus among residents on Lynn Lane of increased traffic due to school district events, and not wanting the school to be adding an access from the school through the neighborhood.

STAFF COMMUNICATION

- **Assistant City Manager, Mac Corthell**, nothing to add.
- **Associate Planner, Jamie Viveiros**, nothing to add.
- **Community Development Technician, Jessica Wirth**, spring clean-up is coming, April 25th & 26th.
- **Senior Planner, Dan Zinder**, Urban Growth Boundary update was adopted, Town Hall 4/22/25 at 6pm. Zoning ordinance, Housing Production Strategies adopted.

COMMISSION COMMUNICATION

- **Commissioner Ancell**, nothing to report.
- **Commissioner Rickey**, nothing to report.
- **Commissioner Sharp**, nothing to report.
- **Commissioner Ornelas**, nothing to report.
- **Commissioner Potts**, nothing to report.
- **Chair Eaglebear**, 3j meeting about the school coming up at the end of the month.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 8:05pm.

**PLANNING COMMISSION MEETINGS CAN BE VIEWED IN ITS ENTIRETY ON YOUTUBE
“MOLALLA PLANNING COMMISSION – APRIL 2, 2025”**

Doug Eaglebear, Planning Commission Chair

Date

Submitted by: _____
Jessica Wirth, Community Development Technician

Date

Attest: _____
Mac Corthell, Assistant City Manager

Date



CITY OF MOLALLA

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

Staff Report

Agenda Category: Resolutions

Agenda Date: May 07, 2025

From: Jessica Wirth

Approved by: Mac Corthell

SUBJECT: Appointment of Kristy Hodgkinson to vacant Planning Commission position (Lightner).

FISCAL IMPACT: None.

RECOMMENDATION/RECOMMEND MOTION: Appoint Kristy Hodgkinson to vacant Planning Commission position (Lightner).

BACKGROUND: Molalla City Council voted 7-0 to appoint Kristy Hodgkinson to Planning Commission during it's meeting on April 23, 2025. The City has since contacted Mrs. Hodgkinson and confirmed her continued interest in serving on the committee.

Today's Date:

3/17/25

City of Molalla
APPLICATION FOR APPOINTMENT

Please print or type

Must be received in City Recorder's Office
Open Position



Please indicate which Board, Commission, or Council you are interested in serving:

Planning Commission

PERSONAL INFORMATION:

Name	Kristine Kay Hodgkinson	Years of Residency in Molalla?	41 years
Street	[REDACTED]	City/State/Zip	Molalla, OR 97038
E-mail address	[REDACTED]	Registered Voter?	☒ Yes ☐ No
		Cell / home phone	[REDACTED]

EMPLOYMENT:

Current Employer Name/Address	Self employed / Safe & Sound Dog Grooming		
Position	How long?	Work Phone	
owner/groomer	24 years	[REDACTED]	
Work Experience	I've been a dog groomer since I graduated from Molalla High School in 2001.		

EDUCATION:

Years Completed	Degrees
12 years	0
Colleges	0
Certifications	

COMMUNITY INVOLVEMENT: *Attach additional pages if necessary.*

Describe volunteer activity within this or other communities
I am currently chair of Molalla Parks C.P.C. I have also ran my own dog rescue since 2001. I volunteered coaching soccer for kids. for a couple years.
Do you presently serve on a City board or committee? ☒ Yes ☐ No

If yes, which board or committee?

Molalla Parks C.P.C.

In 50 words or less, explain why you desire appointment to the City Council.

I have a desire to help our city grow in a way that preserves our small town values but also doesn't hinder our possibilities. I am looking to be part of a team that holds this same value.

List any relevant experiences, skills, or interests that have helped to prepare you for your role on the City Council.

I've worked hard to be active in our community. I have built relationships and friendships with other volunteers over the last few years and I would like to continue to do so. I Love being part of the solution.

- Attach a resume if desired.
- To access the City Council Orientation Handbook, please access the following link:
<https://www.cityofmolalla.com/cityrecorder/page/councilor-roles-responsibilities-elections>
- The information requested herein becomes public record upon submittal. A written request to not disclose certain information may be submitted to the City Recorder's Office for consideration.
- This Council seat is open until filled.

I certify that the foregoing information is true and correct.

Signature

3/17/25
Date

For Office Use Only

Date Received: _____

Date Appointed: _____

Term assigned: _____

Residency confirmed: _____

Voter Registration confirmed: _____



CITY OF MOLALLA

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

Staff Report

Agenda Category: Resolutions

Agenda Date: 5/7/2025

From: Dan Zinder

Approved by: Mac Corthell, Assistant City Manager

SUBJECT: Urban Growth Boundary (UGB) Study Areas Overview

FISCAL IMPACT: None

RECOMMENDATION/RECOMMEND MOTION: Staff solicits feedback from the Commission on study area. Feedback specific to subareas would be particularly valuable.

BACKGROUND:

The City has adopted steps 1-5 from our sequential review workplan:

- Step 1: Sequential Review Workplan Approval
- Step 2: Housing Needs Analysis (HNA)
- Step 3: Housing Production Strategy (HPS)
- Step 4: Economic Opportunities Analysis (EOA)
- Step 5: Efficiency Measures

These initial steps have provided the City with data that inform our residential and employment land needs in the 20-year growth period. With this work behind us, we have entered Step 6 of the workplan; defining the study area for our UGB amendment and selecting subareas for a UGB amendment to meet our residential land need and potentially employment land needs. Our consultant 3J Consulting is contracted to complete this background work along with Goal 14 findings for the proposed study area by mid-June, 2025. A second meeting that provides these findings and incorporates feedback from Planning Commission, Council and the Public will happen in June.

The City held a public townhall style meeting on April 22, 2025. Staff has included the presentation given at that meeting for your review in the agenda packet as well as larger maps showing the study areas. We anticipate a presentation from the consultant that is substantially the same as the one given at that meeting but that additionally incorporates feedback from that meeting. Regarding the maps, subareas 1-7 correspond with the non-resource "exception" lands that state law prioritizes first for UGB expansions. The City anticipates that these subareas will be able to accommodate the needed

residential land. Notably, Subarea 1 is Ivor Davies Park. While Staff recommends that it is brought into the UGB and subsequently annexed in a later process, there are no planned changes to its status as parkland.

Notably, House Bill 2001 compels cities and towns to bring in the requisite land to meet the 20-year housing need. There is not a corresponding requirement to bring in employment lands immediately to meet longer term future needs.

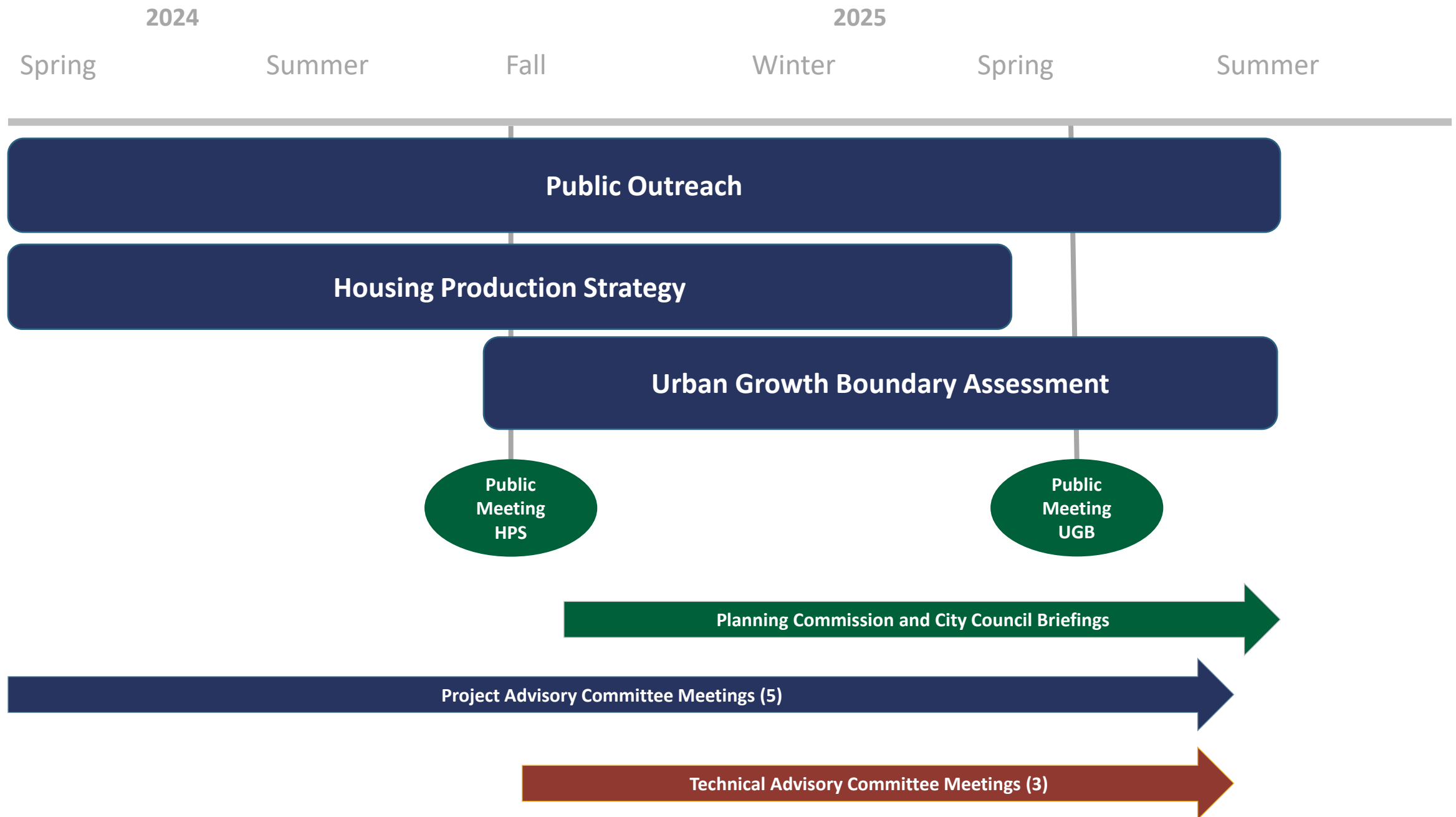
Housing Production Strategy & Urban Growth Boundary Expansion Project

UGB Public Meeting
April 22nd 2025, 6pm – 8pm



Agenda

- Welcome & Introductions
- Project Overview
- UGB Expansion Process
 - What is a UGB?
 - Why is it being update?
 - Economic Opportunities Analysis (2025)
 - Housing Needs Analysis (2022)
 - Housing Production Strategy (2025) & Efficiency Measures (2025)
 - Forming an expansion Study Area and Priorities
 - Statewide Planning Goal 14 Location Factors
- Next Steps



UGB Expansion

Urban Growth Boundary

UGBs are a key component of Oregon's Land Use Planning Program designed to:

- Preserve agricultural lands, forests, open spaces, protect urban investments, and to control urban sprawl.
- Motivate cities and developers to think about available areas already in the UGB before converting farm, forest, and open spaces to urban uses.
- Prevents urban sprawl, while accommodating the next 20 years of land demand for housing, jobs, parks, and recreational needs.

UGBs are not the same as the city limits:

- Property owners are not required to annex into the city.
- Should not impact property taxes.

UGB Expansion Process

The UGB expansion process is governed by Statewide Planning Goal 14:

- Establish land need for housing (HNA) and employment (EOA) – *Complete*
- Enact “efficiency measures” to reduce land need – *Complete*
- Create preliminary and final study area– *Complete*
- Establish parcel prioritization– *Complete*
- Establish subareas– *Draft*
- Apply Goal 14 location factors– *May 2025*

Land Need for Housing

- Population forecasted to be 15,660 (5,432 new people) with housing need of 1,996 new units between 2023 and 2042
 - Single family
- Based on 60.82 net acres of vacant/buildable/infill potential land inside the UGB able to fit 25% of those 1,996 new units
- Did not count 287 pipeline units recently completed
- Rezoning provided 42.6 additional buildable acres of residential (mostly R2 or R3) that accommodates another 22% of the remaining 1,996
- Adjusted housing need is **928 units** across **182.29 residential acres**

Land Need for Employment

- Job estimates 860 - 1,730 over 20-year period
- Goal is to accommodate:
 - 2 sites >20 acres
 - 4 sites 10-20 acres
 - 4 sites 5-10 acres

FIGURE 7.9: SUMMARY OF FORECASTED *NEW* SITE NEED & ESTIMATED ACREAGE

Site Size	Commercial		Industrial		Total	
	# of Needed Sites	Total acres (=/-)	# of Needed Sites	Total acres (=/-)	# of Needed Sites	Total acres (=/-)
< 5 acres	11	11	0	0	11	11
5 acres (+/-)	4	20	2	10	6	30
10 acres (+/-)	1	10	3	30	4	40
20 acres (+/-)	0	0	2	40	2	40
30 acres (+/-)	0	0	0	0	0	0
TOTAL:	16 Sites	41 Acres (+/-)	7 Sites	80 Acres (+/-)	23 Sites	121 Acres (+/-)

Source: Oregon Employment Department, Molalla, Johnson Economics LLC

Create Preliminary Study Area

To establish a preliminary study area, the City must include:

- All land in designated as “urban reserve” – *Molalla has none*
- Draw 1-mile buffer beyond the UGB – *660-024-0065 (1) (b) (B)*
- Draw 1.5-mile buffer to extend potential exception lands – *660-024-0065(2)(b)(B)*

Preliminary Study Area

Study Area Buffers

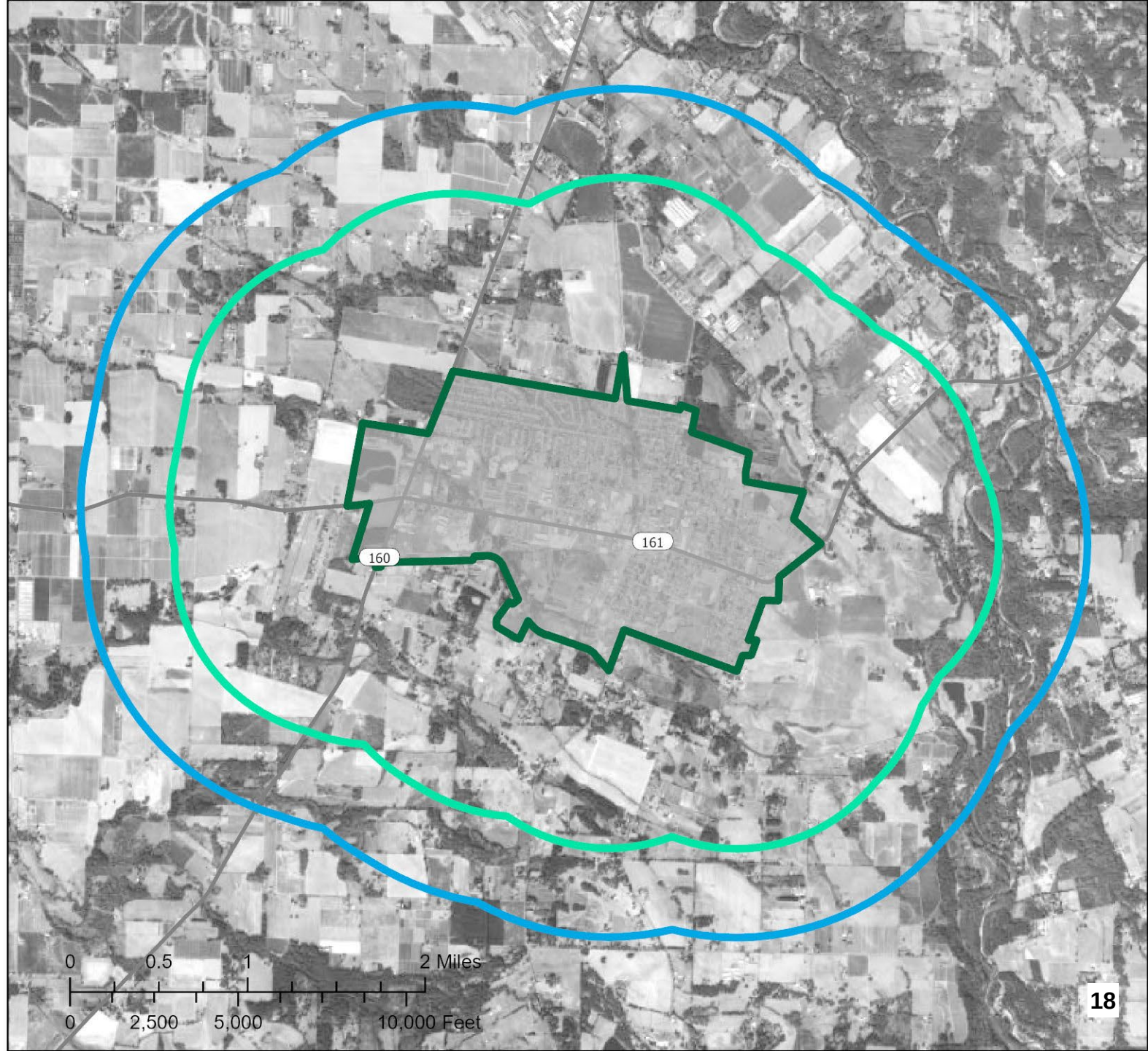
1-Mile



1.5-Miles



Existing UGB



Land Exclusions

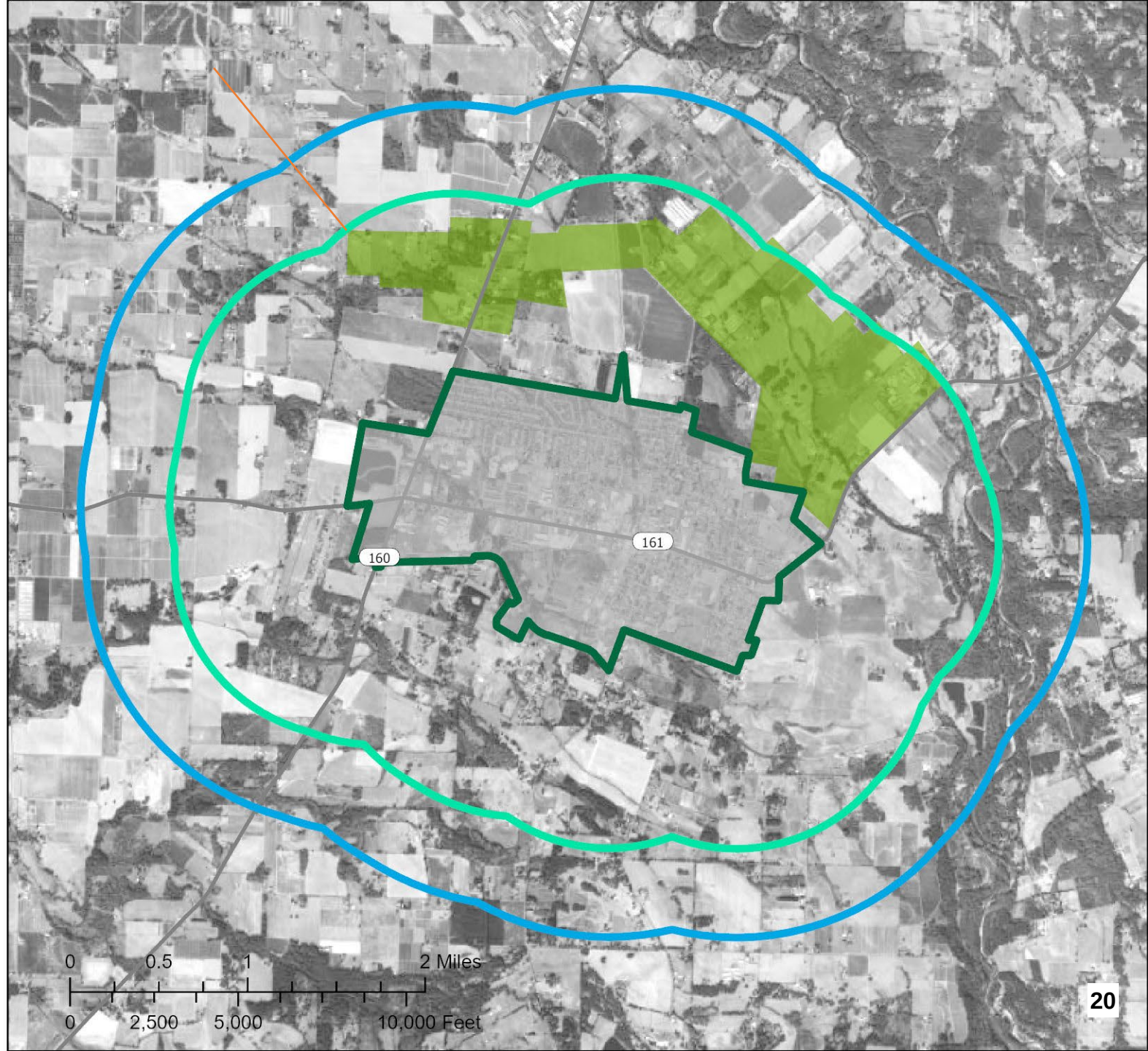
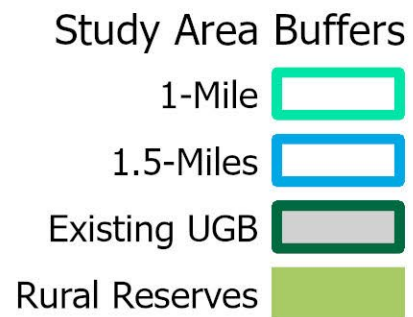
The City may exclude lands that:

- Are impracticable to provide necessary public facilities or services
- Are subject to significant development hazards
- Consist of significant scenic, natural, or cultural or recreational resources
- Are owned by the federal government and managed for rural uses

The study area must include at least twice the amount of land needed for the deficiency.

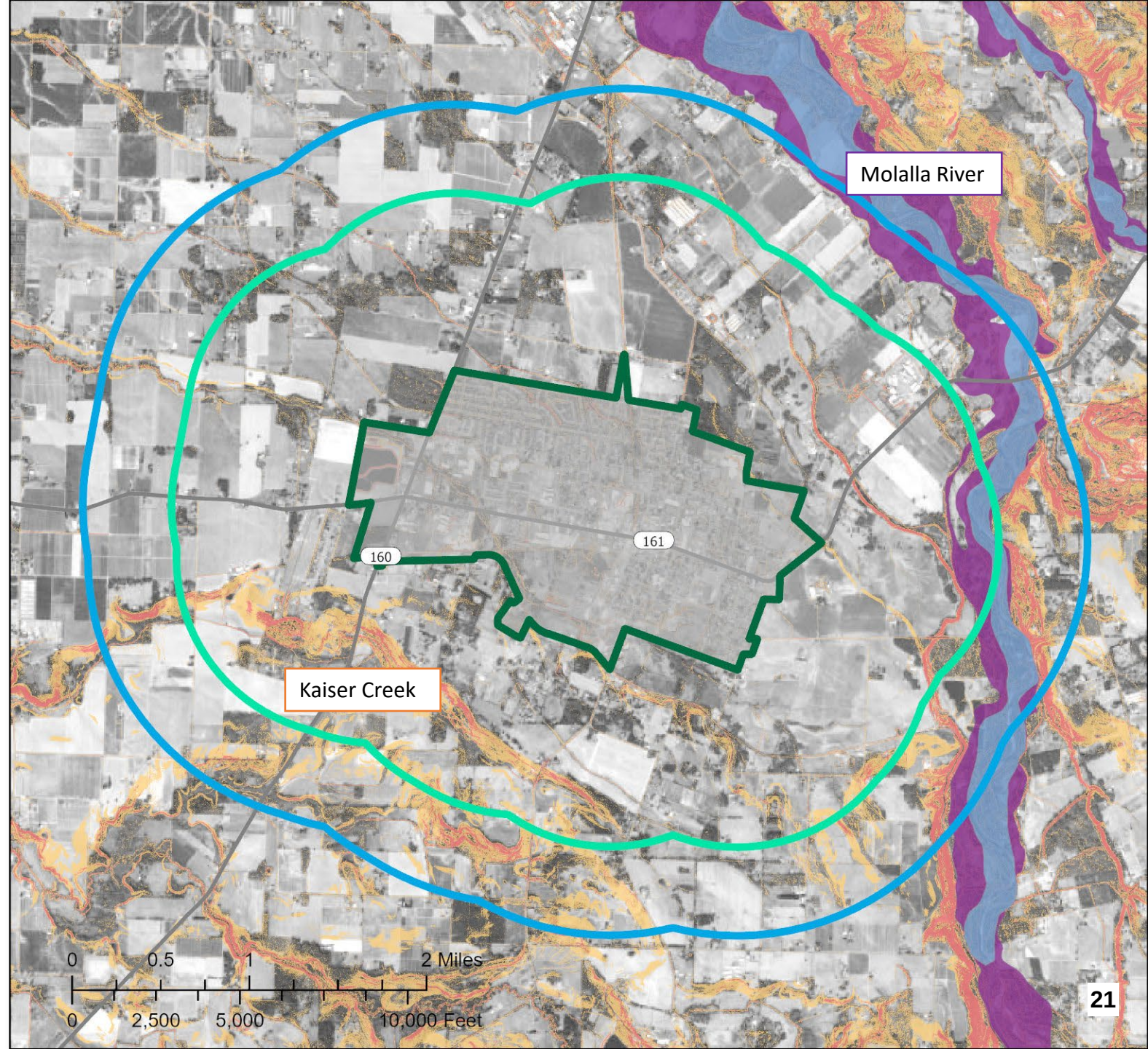
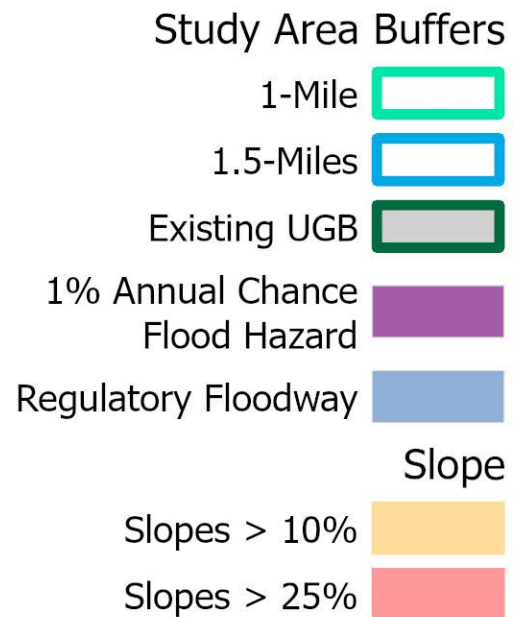
Land Exclusions

Rural Reserves



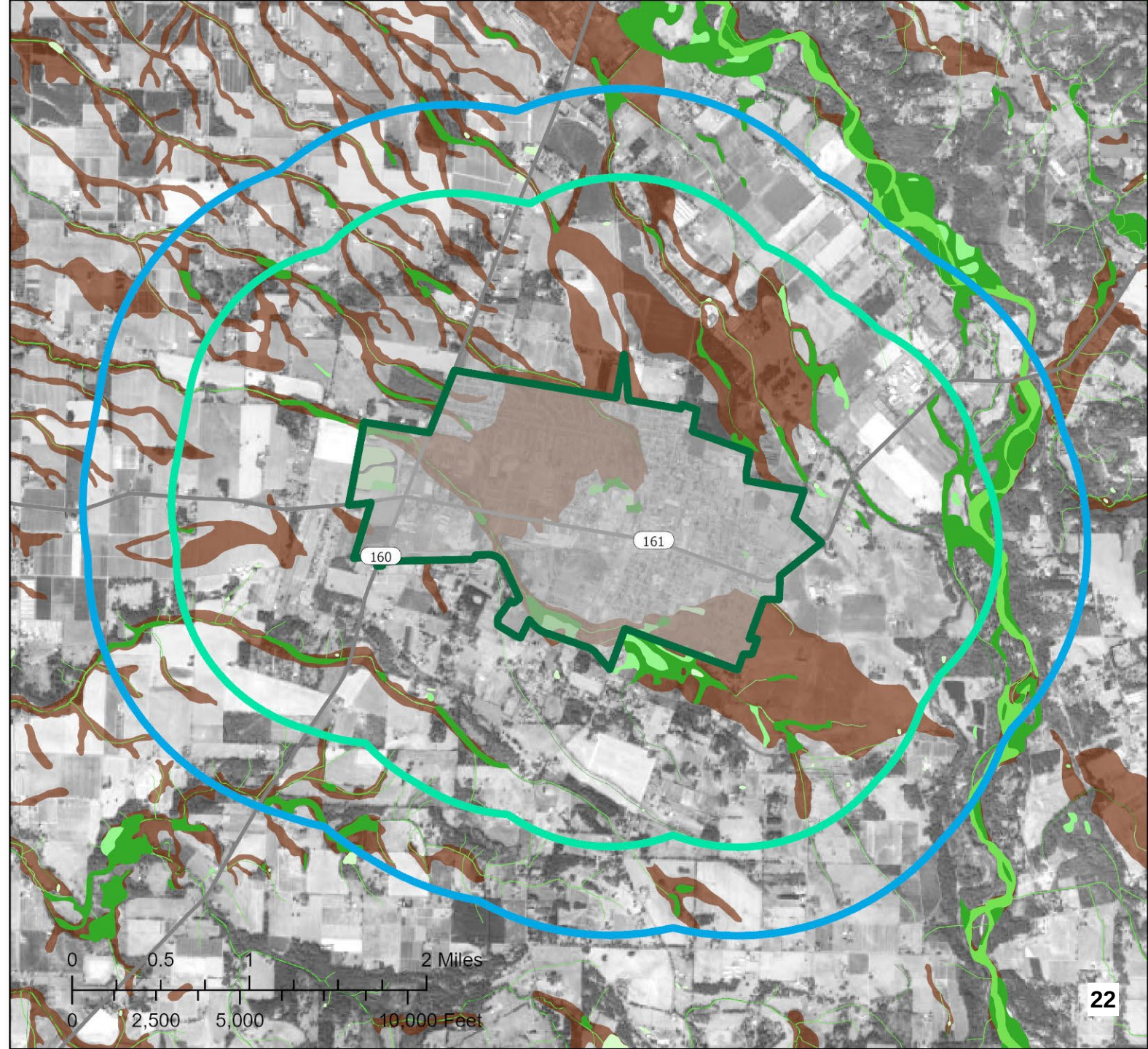
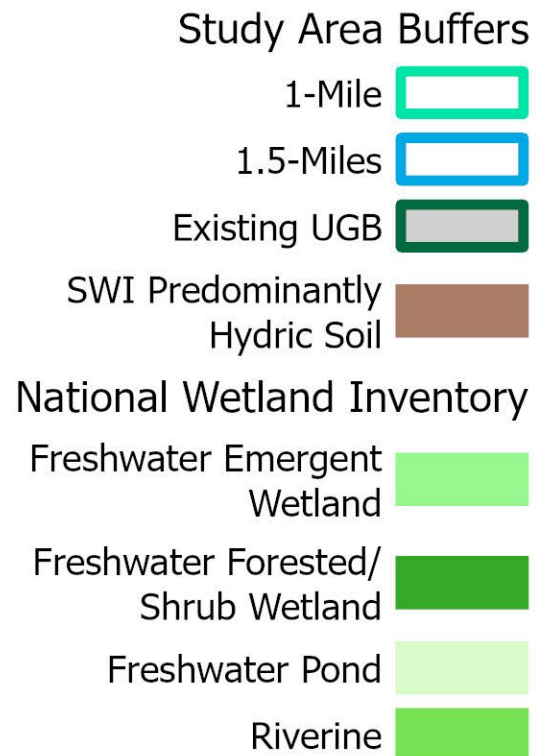
Land Exclusions

Major Rivers and Slopes



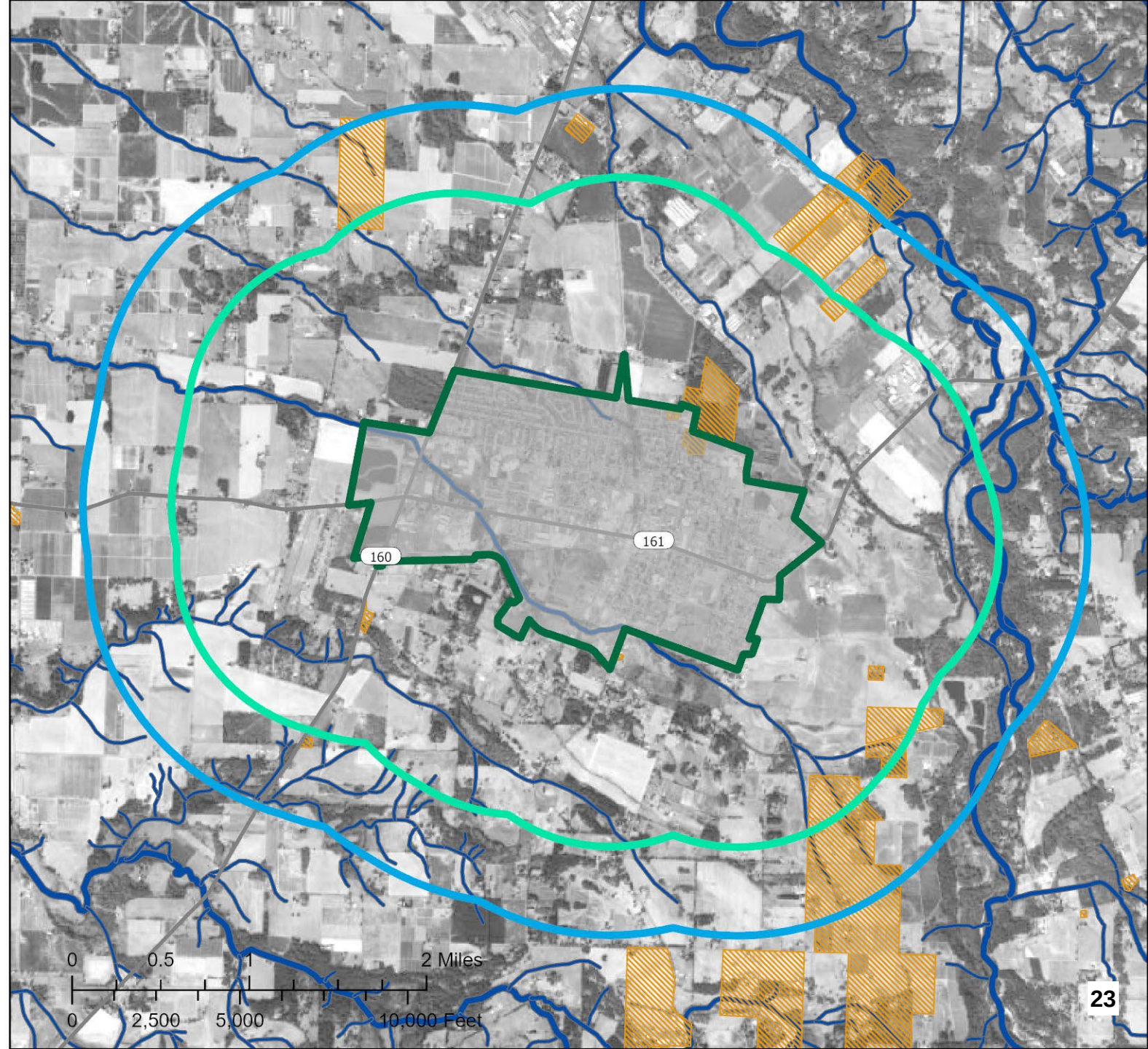
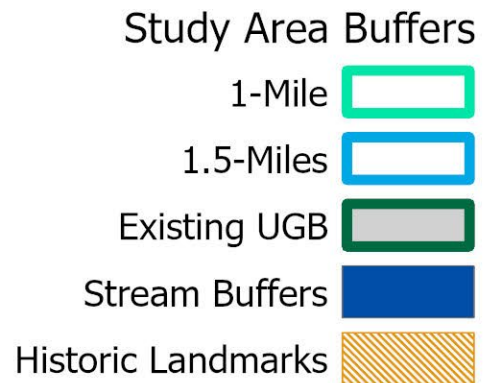
Land Exclusions

Wetlands



Land Exclusions

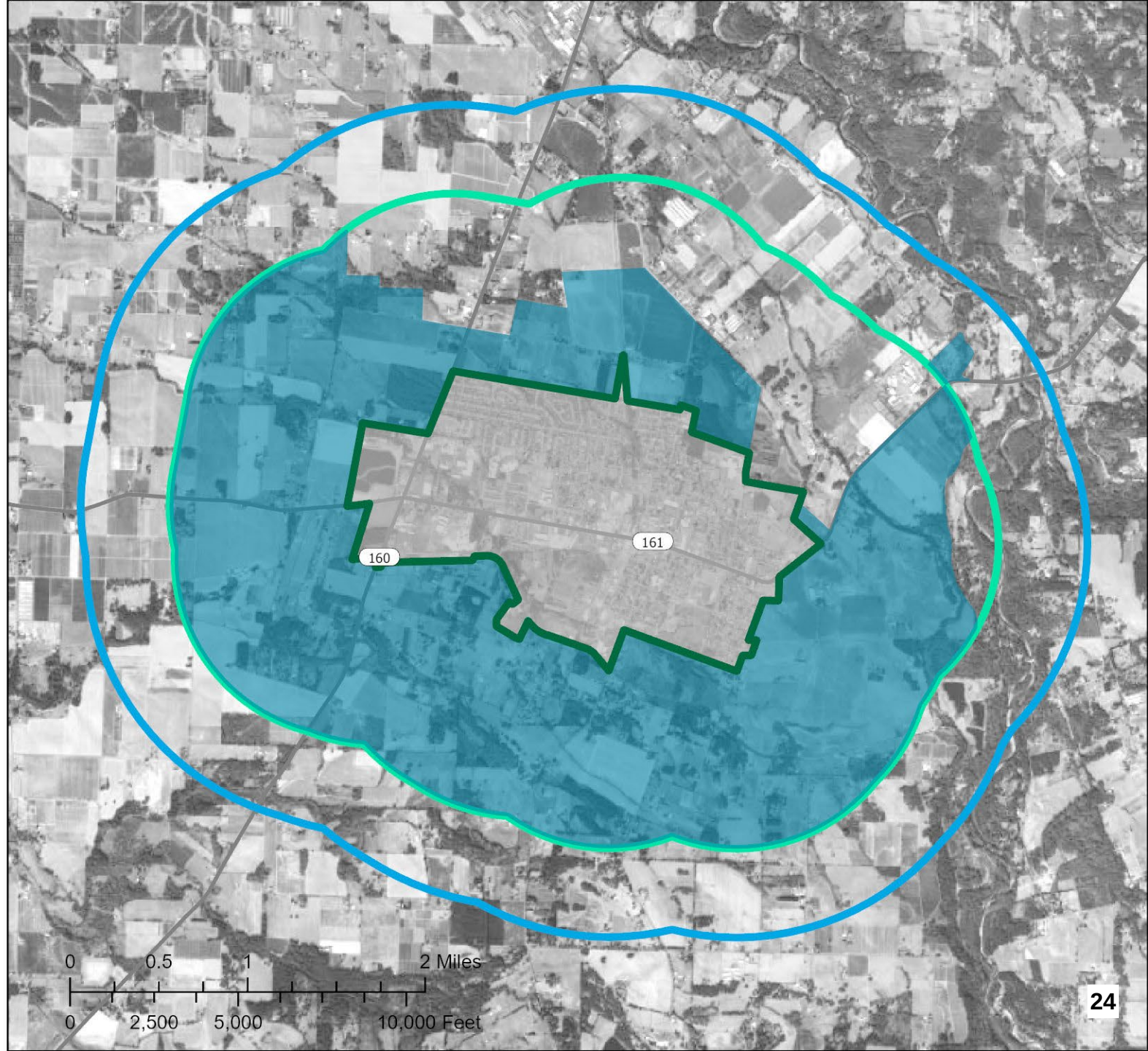
Historic Landmarks



Final Study Area

Study Area Buffers

- 1-Mile 
- 1.5-Miles 
- Existing UGB 
- Study Area 



Parcel Prioritization

Priorities for UGB Inclusion

1st Priority

- Urban reserves (none), exception lands (approximately 580 southern acres)

2nd Priority

- Marginal lands (none)

3rd Priority

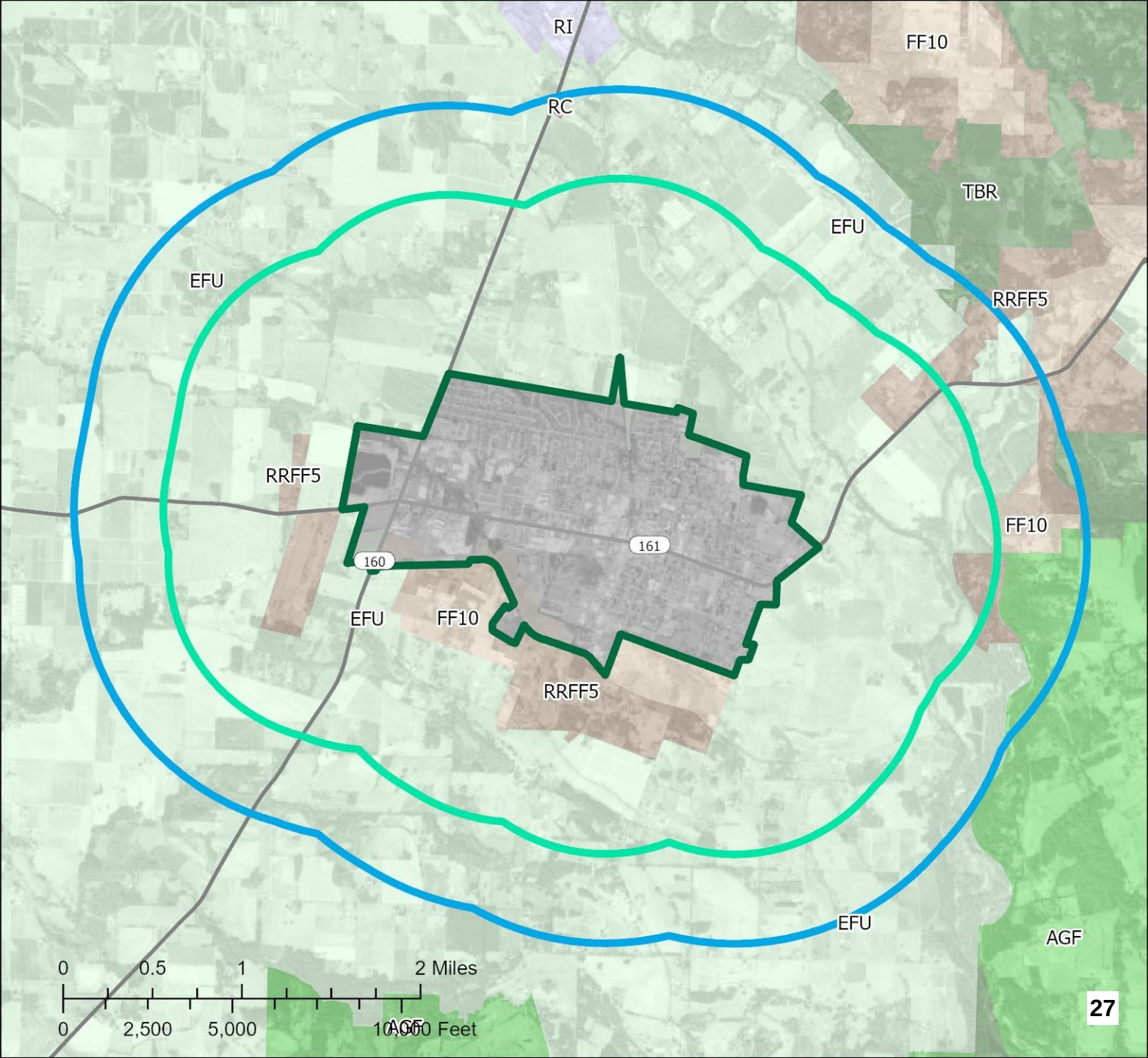
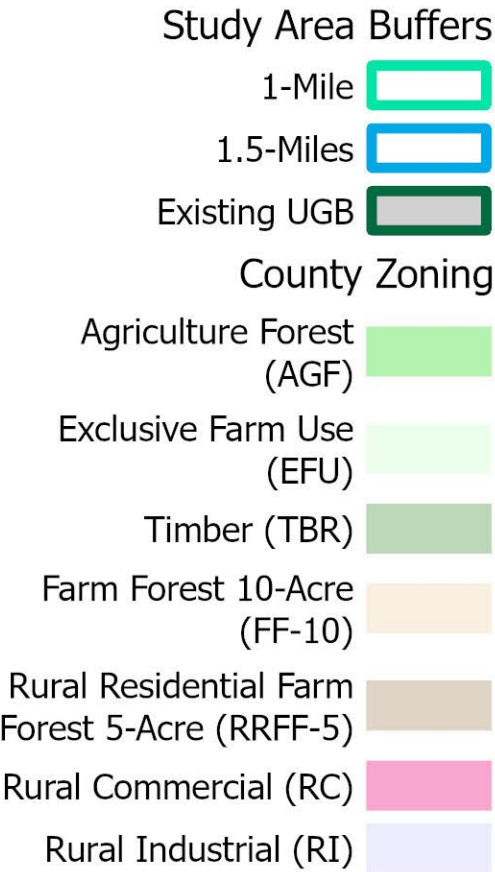
- Resource lands that are not high value farmland

4th Priority

- Resource lands that are high value farmland, including prime and unique soils

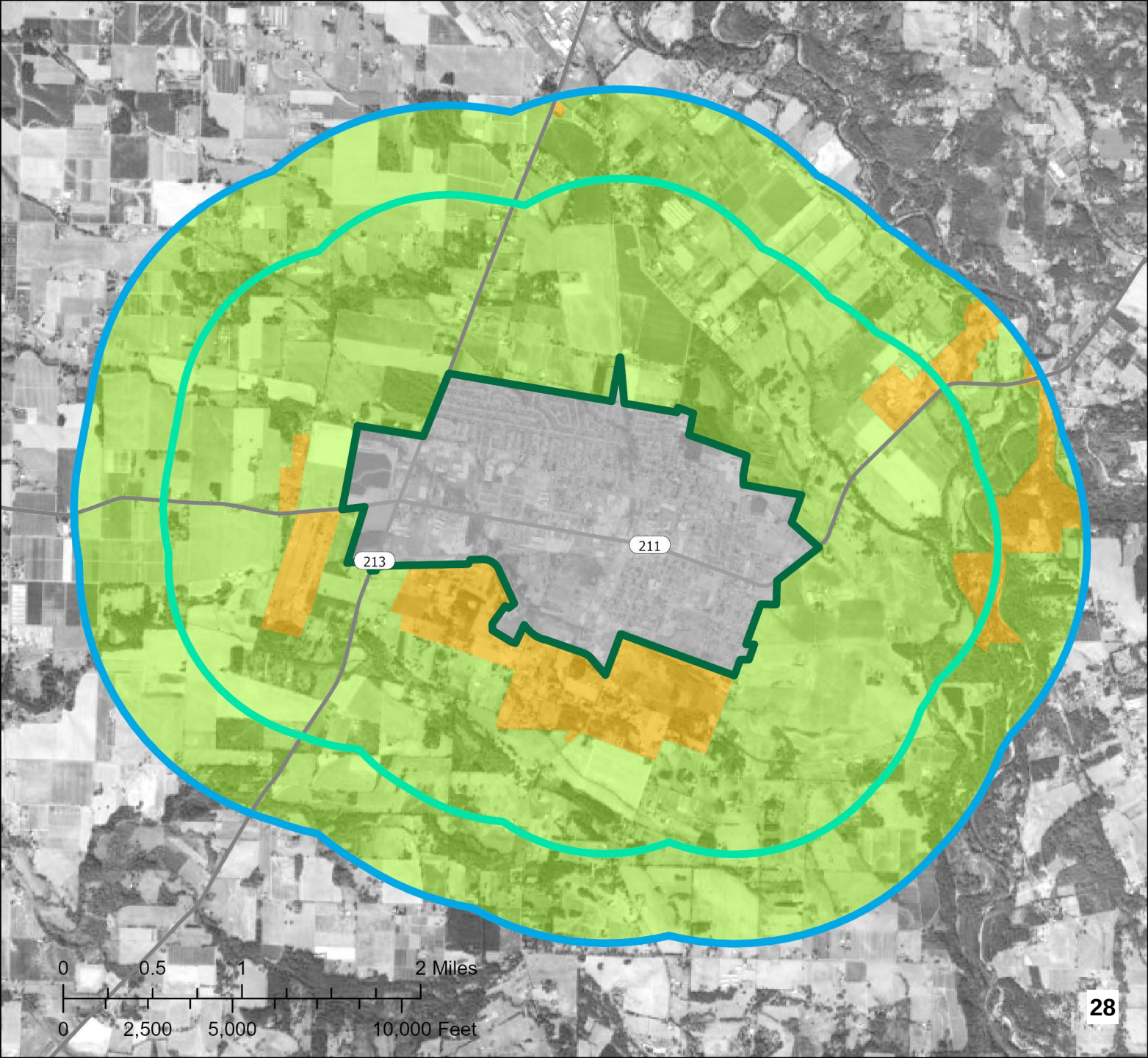
Parcel Prioritization

County Zoning



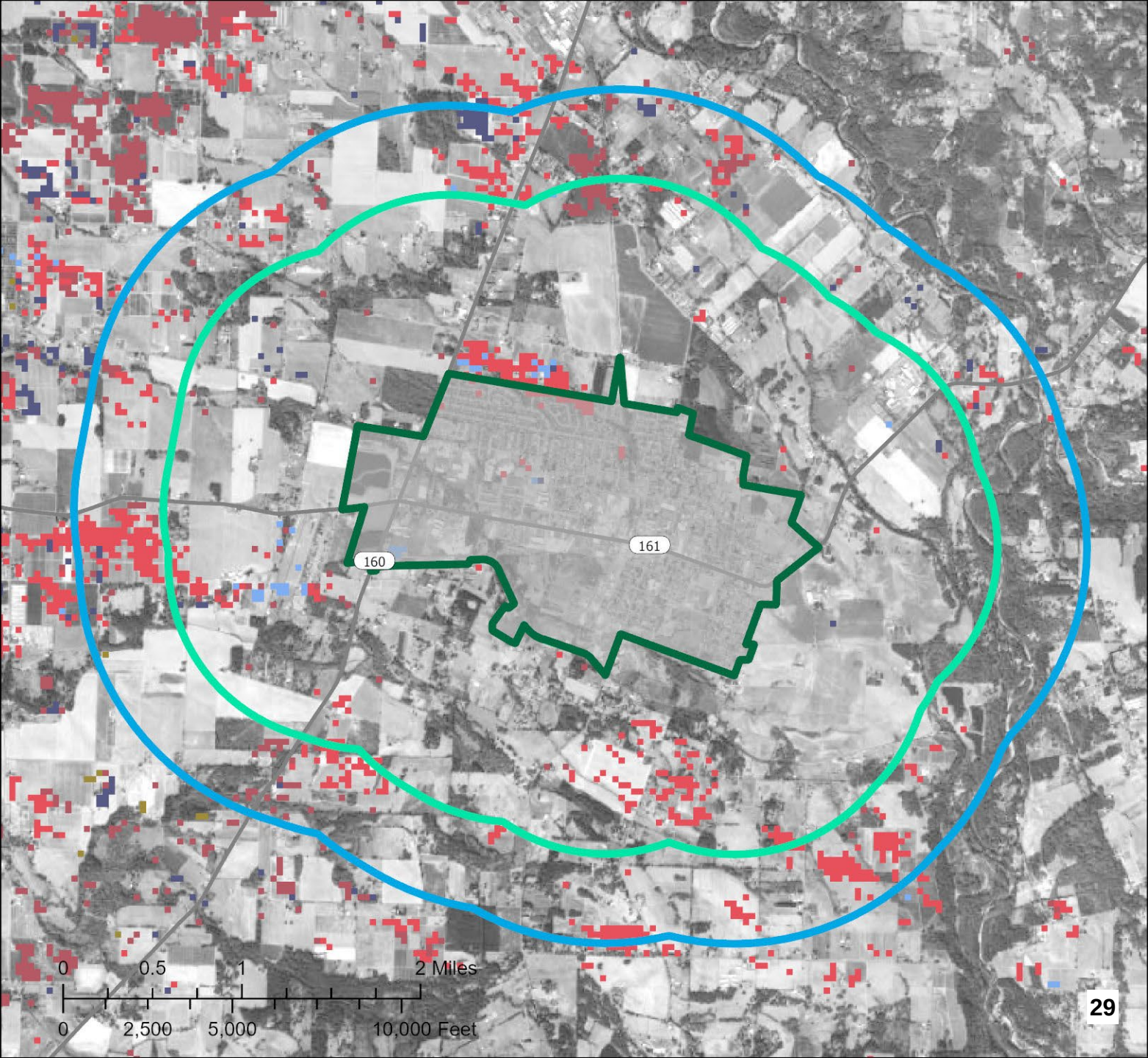
Parcel Prioritization

Exception Lands



Parcel Prioritization

High Value Crops



High Value Farmland

ORS 195.300 (a) – High value farmland, mix of

ORS 215.710 (1) – **Prime**, Unique, Class I and II

ORS 215.710 (2) – **High Value Crops** (outside of Willamette Valley)

ORS 215.710 (3) – **Subclass III and IV** (Willamette Valley)

ORS 215.710 (4) – Subclass III and IV (Coast)

ORS 215.710 (5) – soil study done by property owner

ORS 215.710 (6) – states to use 2007 soil survey

ORS 195.300 (b) – Subclass III and IV (Coast)

ORS 195.300 (c) – **Irrigation on resource land**

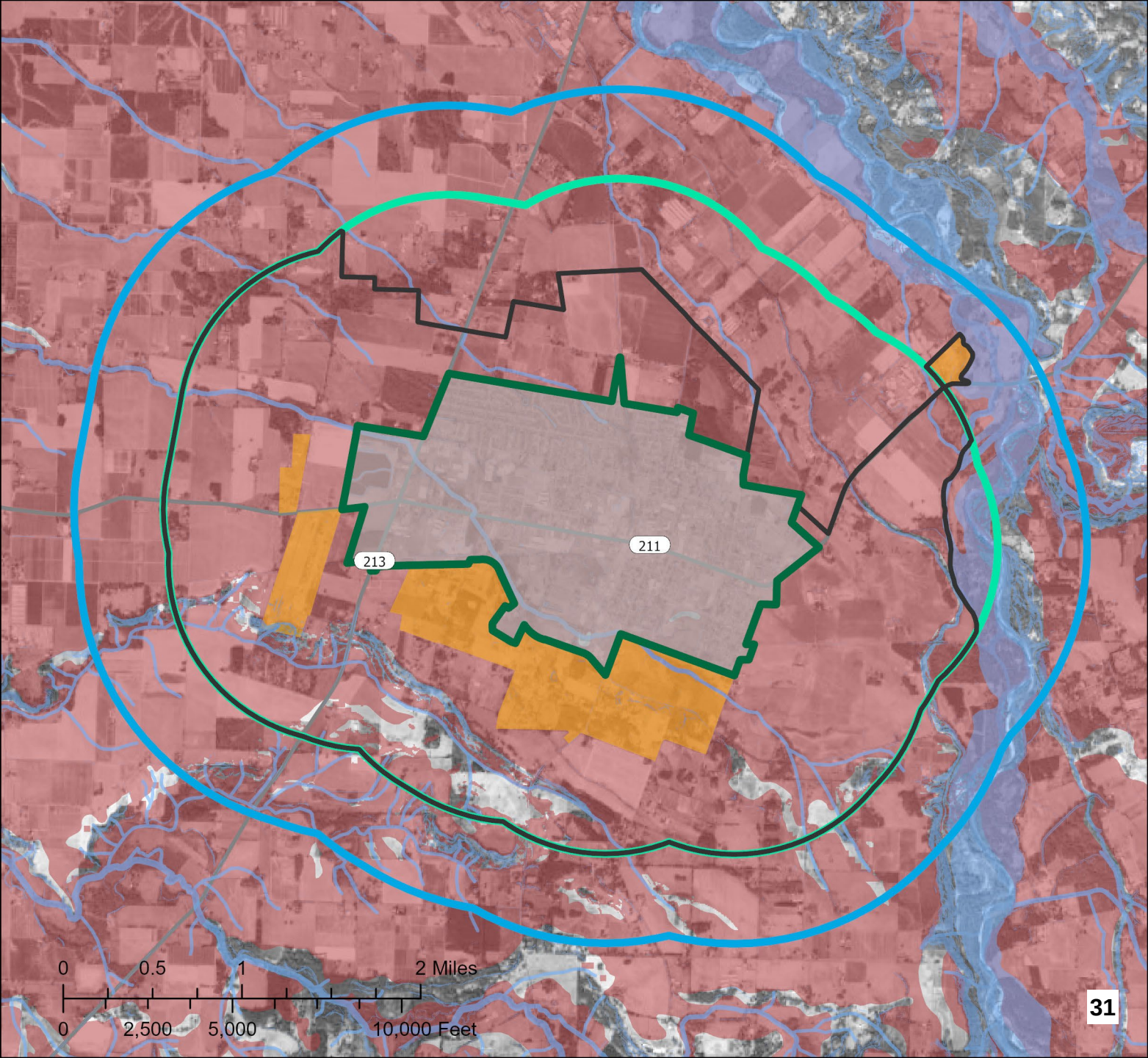
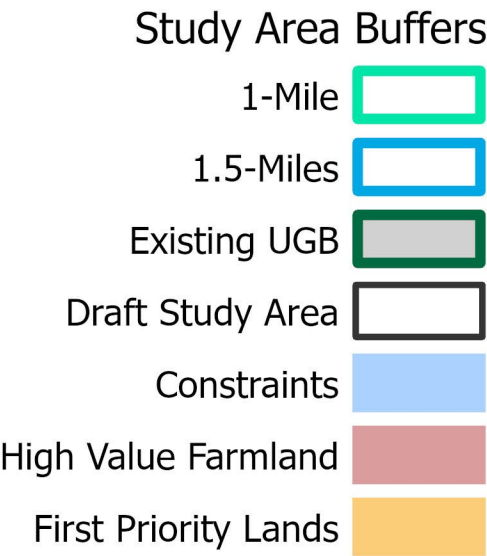
ORS 195.300 (d) – **Presence of grapes**

ORS 195.300 (e) – **Viticulture – lower elevation**

ORS 195.300 (f) – Viticulture – higher elevation

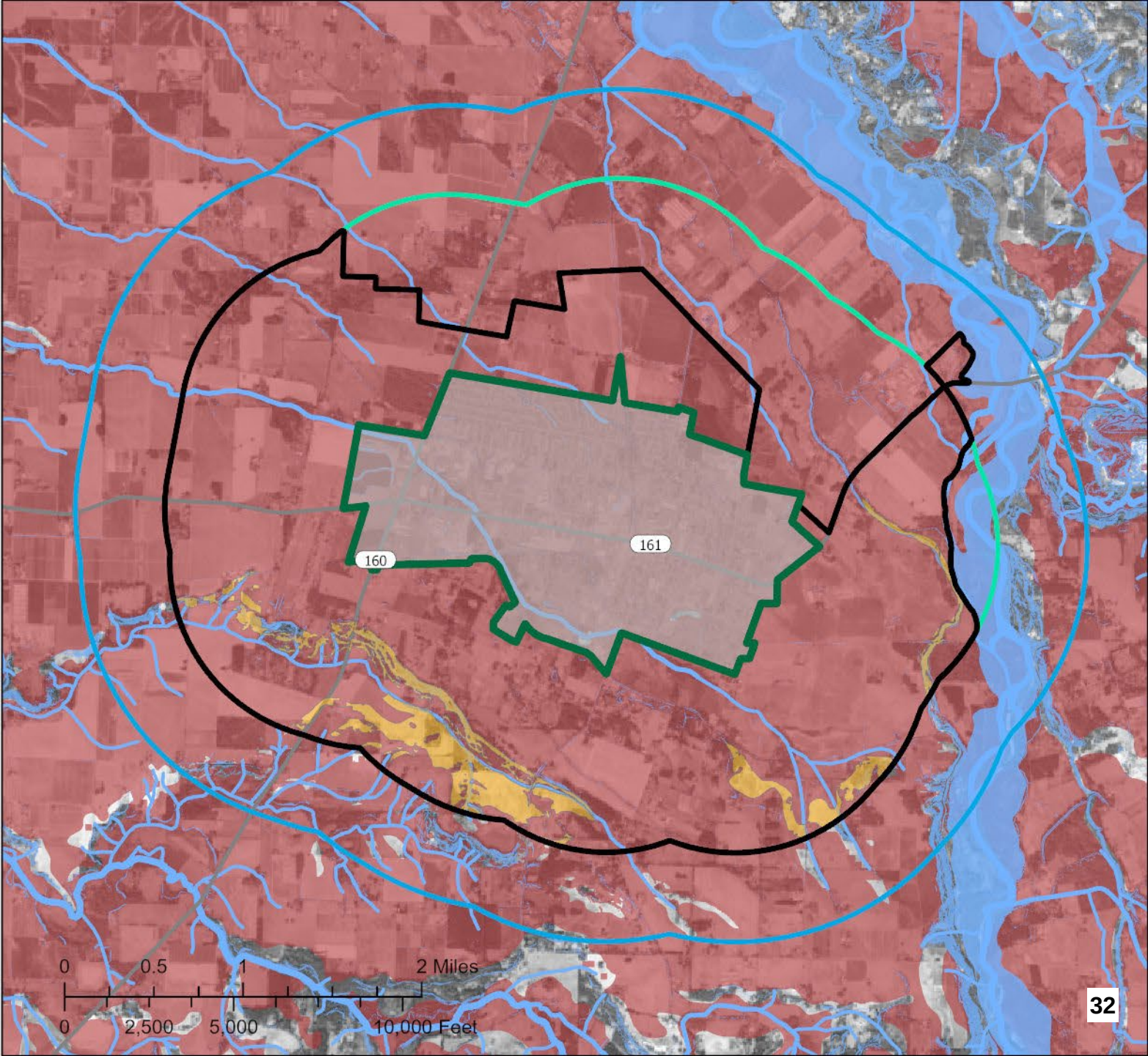
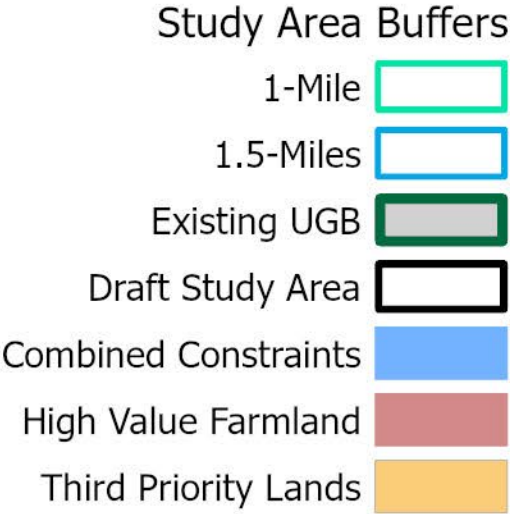
Parcel Prioritization

First Priority



Parcel Prioritization

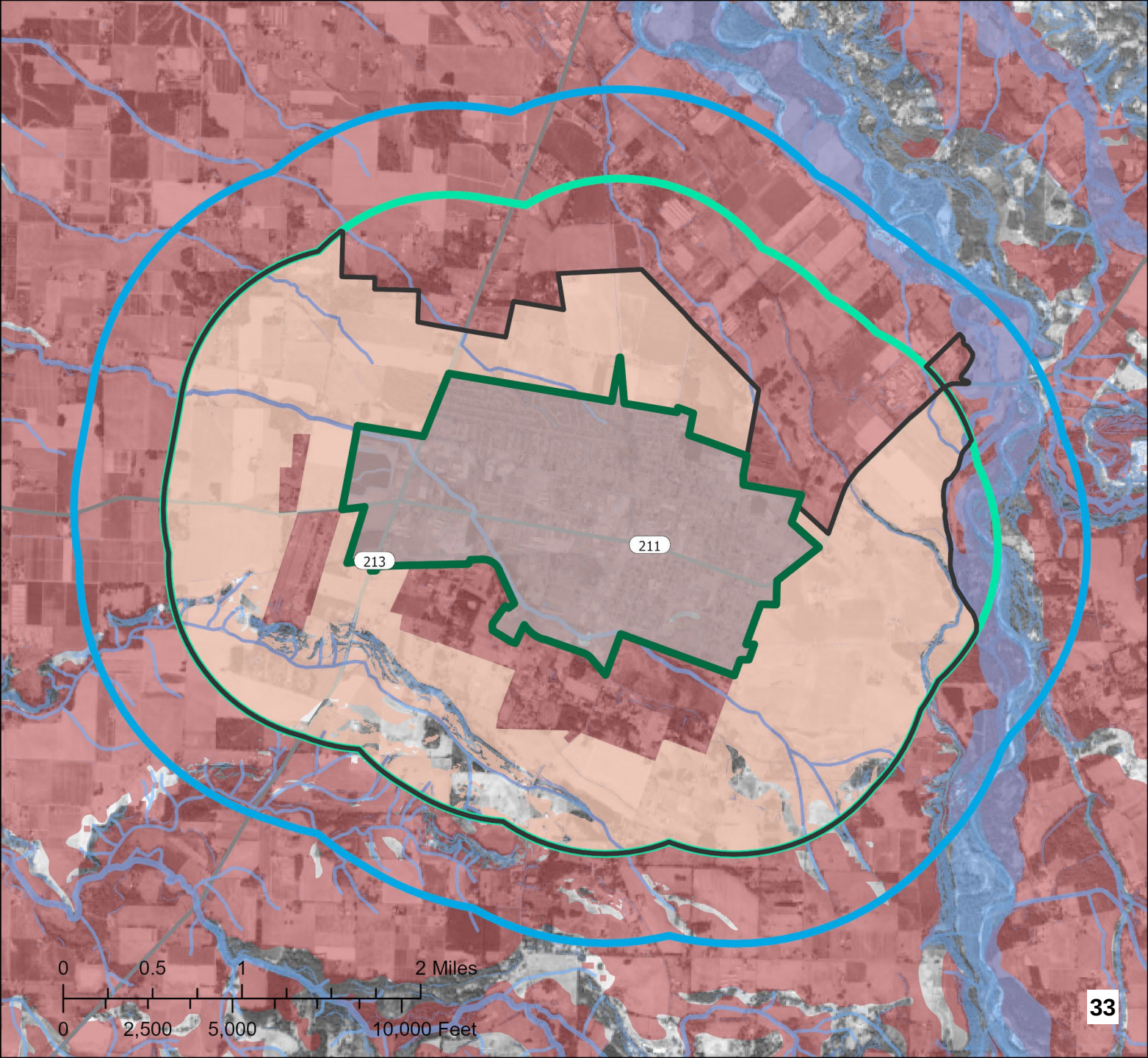
Third Priority



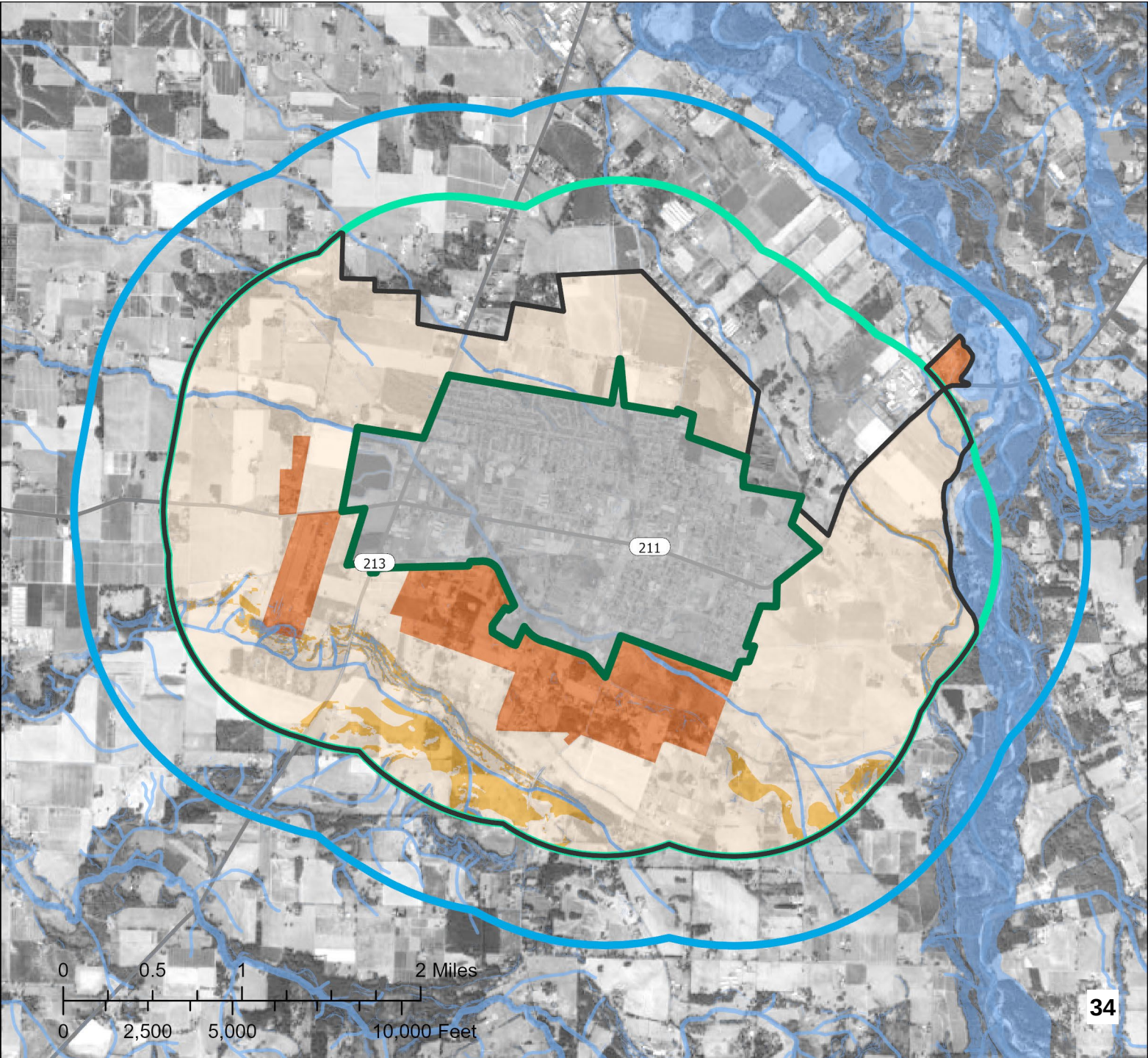
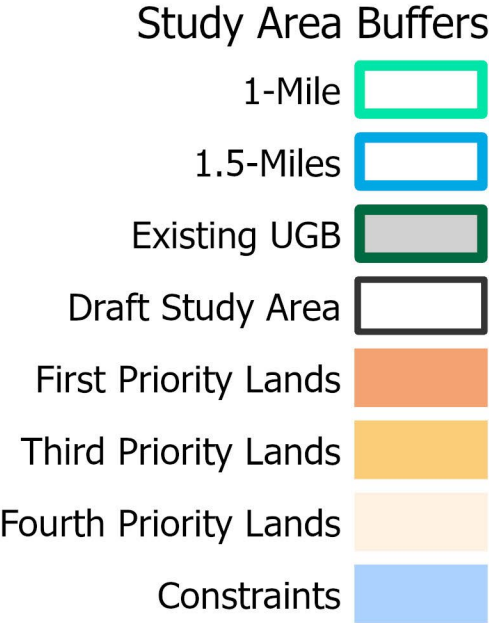
Parcel Prioritization

Fourth Priority

- Study Area Buffers
- 1-Mile
- 1.5-Miles
- Existing UGB
- Draft Study Area
- Constraints
- High Value Farmland
- Fourth Priority Lands



Final UGB Study Area



Study Area Analysis

Study Area Analysis

Apply suitability criteria:

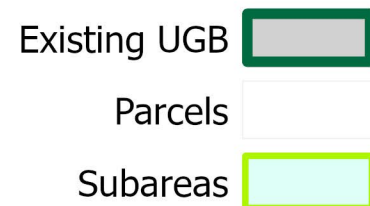
- Parcelization (parcels 2-acres or less) or existing development patterns (location of existing structures and infrastructure)
- Land subject to natural resources protections under Statewide Planning Goal 5
- For industrial uses, land with more than 10 percent slope or smaller than 5 acres
- For industrial uses or public facilities, land that does not have required specific site characteristics
- Land subject to a conservation easement that prohibits urban development
- Public park, church, school, or cemetery, or land within the boundary of an airport designated for airport uses

Study Area Analysis

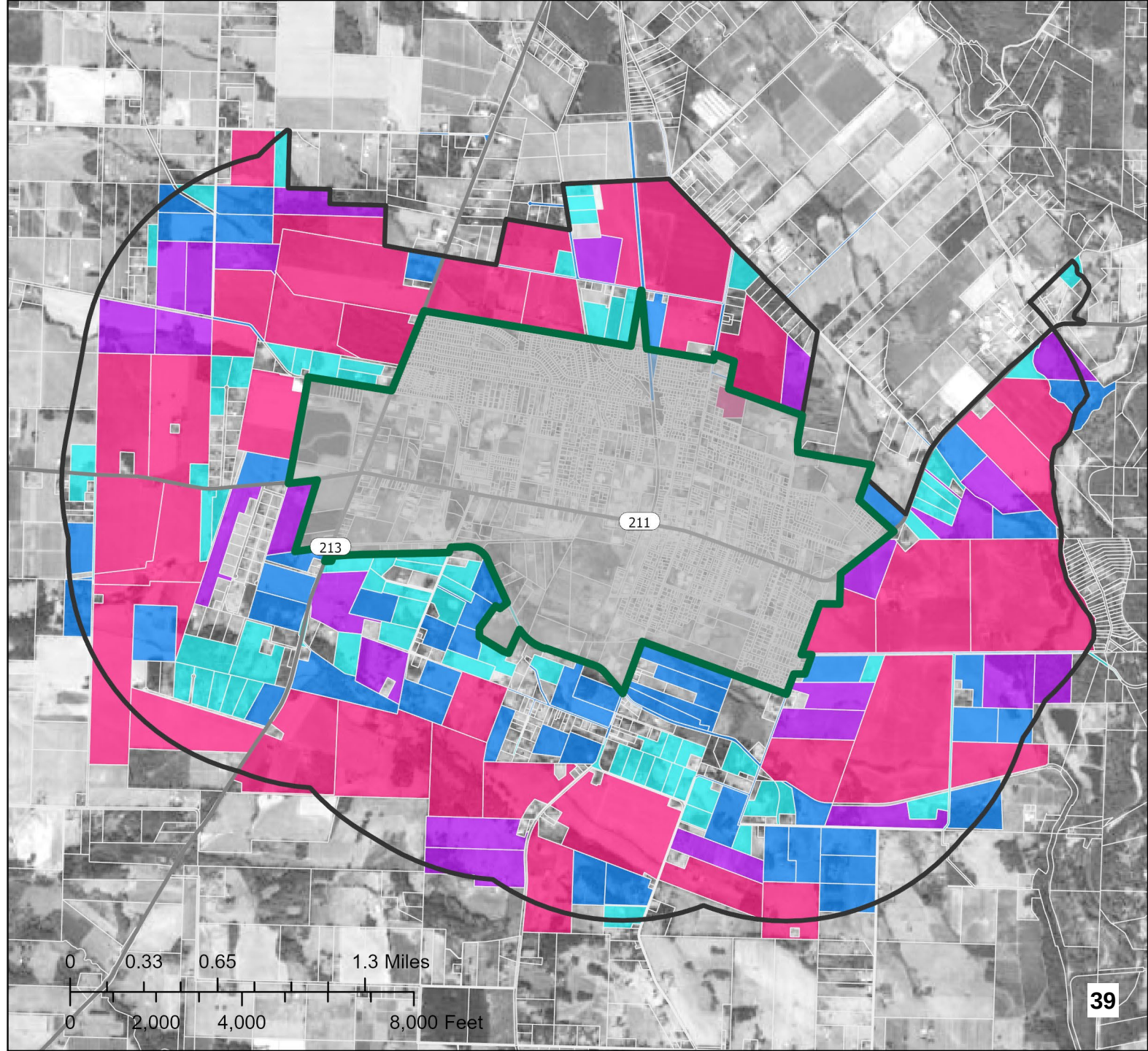
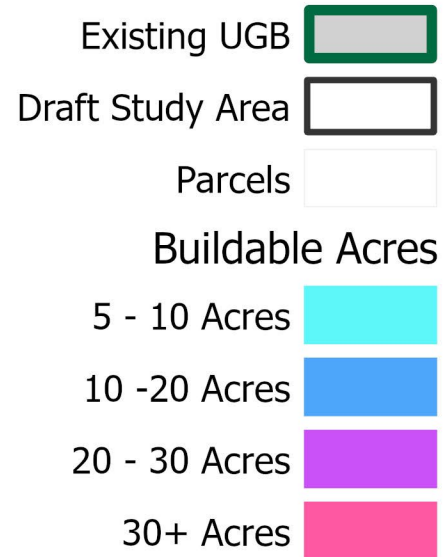
Apply the Goal 14 boundary location factors:

1. Efficient accommodation of land needs
2. Orderly and economic provision of public facilities and services
3. Comparative Environmental, Economic, Social and Energy Consequences
4. Compatibility with nearby agricultural and forest activities

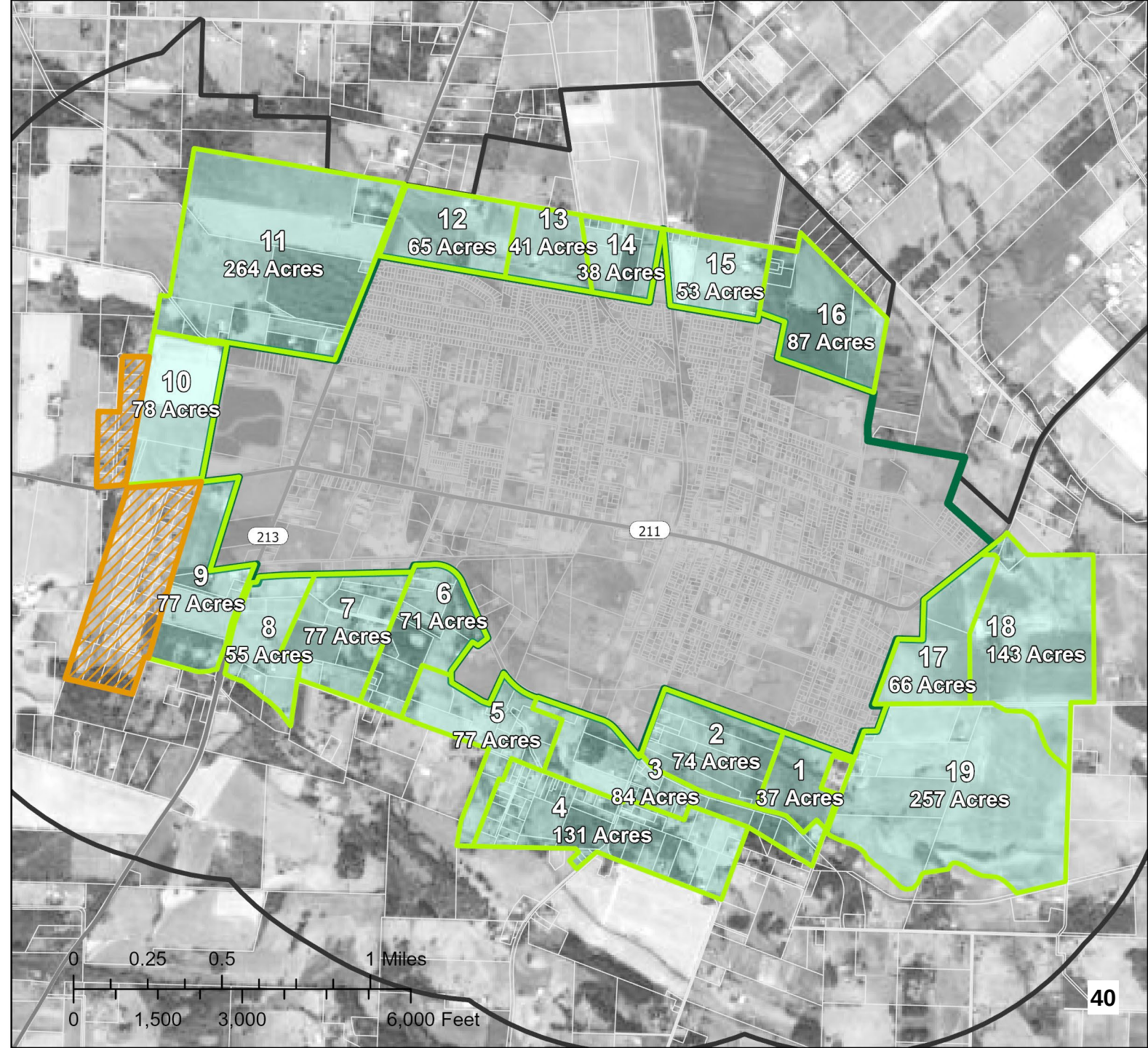
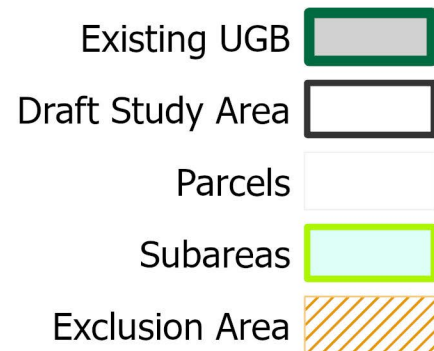
Subarea Analysis: Residential Need



Subarea Analysis: Employment



Subarea Analysis: Employment



Subarea Analysis: Employment



Discussion

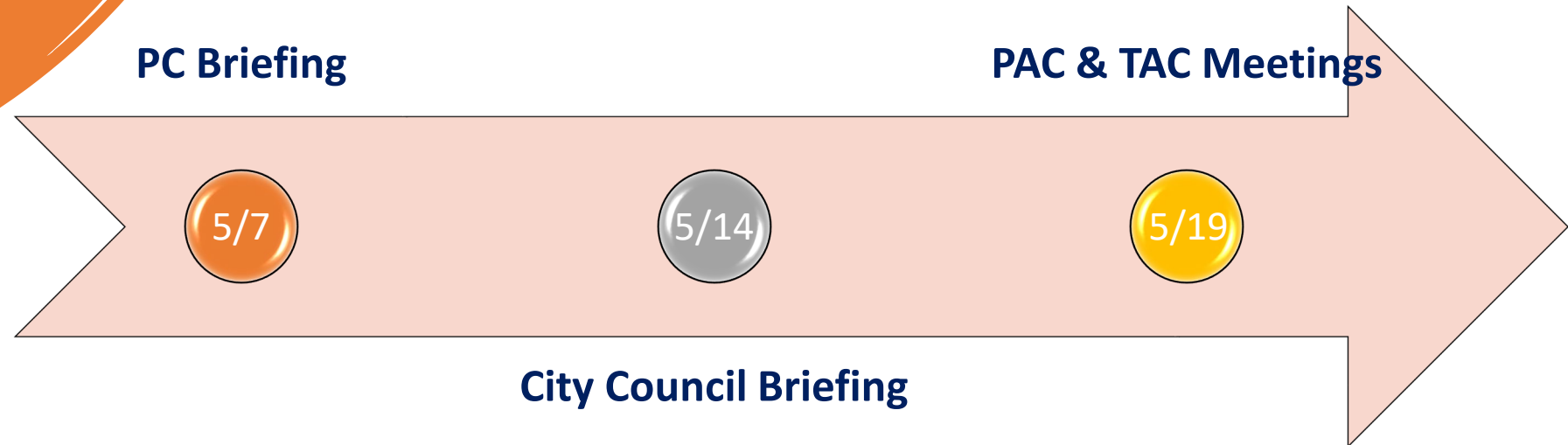
- Questions on presentation?
- Questions on UGB background documents (EOA & HNA)?
- Questions on UGB state requirements?
- Questions on UGB process or timeline?

Study Area Specific Feedback

Paper handout to turn in
at the registration table

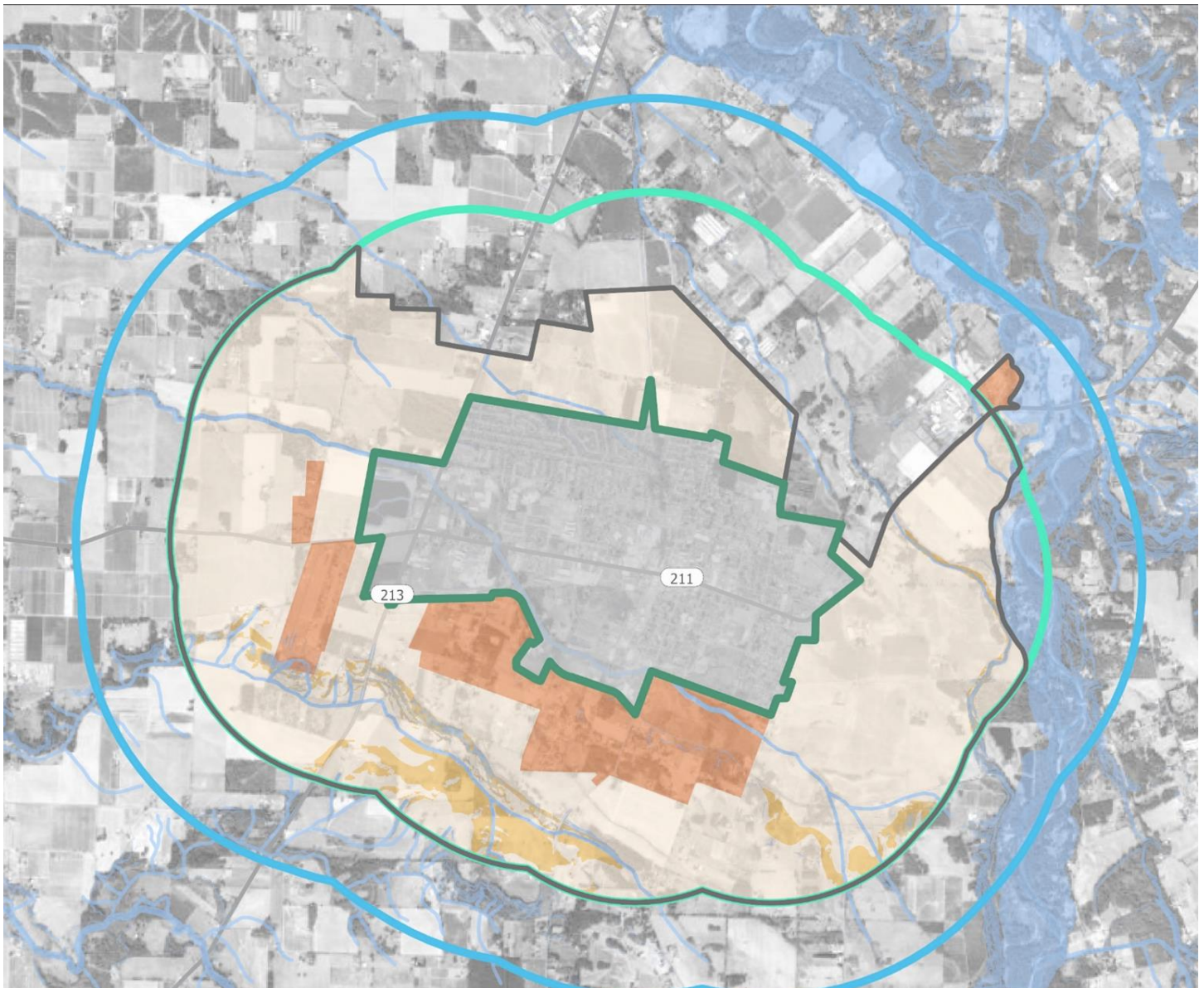
Online version linked on
Molalla Current

Next Steps: Spring 2025





Thank you!



Initial Urban Growth Boundary Sufficiency Assessment

City of Molalla: April 2025

Table of Contents

Executive Summary.....	1
1. Introduction.....	2
Policy Framework.....	3
Process Overview.....	5
2. Establish Land Need	6
Population Growth Forecast	7
Land Need: Residential and Public Facilities.....	7
Identify Other Land Need: Parks.....	Error! Bookmark not defined.
Land Need and Site Characteristics: Employment and Public Facilities.....	9
Examine Sites within Existing UGB.....	9
3. Establish Study Area	11
Create Preliminary Study Area.....	11
Exclusion Of Lands From The Preliminary Study Area	13
Create Study Area	16
4. Analyze Study Area.....	17
Establish Subareas	17
Establish Priority for Inclusion in the UGB (OAR 660-024-0067(2)).....	18
First Priority Suitability Criteria.....	18
Fourth Priority Suitability Criteria	Error! Bookmark not defined.
Figure List	19
Table List.....	Error! Bookmark not defined.
Appendix List.....	Error! Bookmark not defined.

Executive Summary

The City of Molalla has experienced consistent population growth over the last twenty years, prompting analyses to identify economic and residential growth trends and opportunities as required by state law. These are documented by the Molalla 2024 Economic Opportunity Analysis (EOA) with a Buildable Lands Inventory included as an appendix and the 2022 Housing Needs Analysis (HNA). These documents identify a land deficit to accommodate 20-years of growth within the current Urban Growth Boundary (UGB).

The HNA found a total deficit of 1,996 housing units by 2043. The completion of high density pipeline developments and recent rezoning efforts brought the total residential deficit is **929 housing units (182.29 acres)** for low and medium density housing units.

In addition, the EOA found:

- Molalla faces a deficit of 15.5 gross commercial acres and a surplus of 96 gross Industrial acres, for a total employment land surplus of 81 gross acres. (pg. 43)
- While there is surplus of industrial land measured in gross acres, this land is mostly found in fragmented smaller sites. This means that there is a finding of need for additional industrial land and sites to meet the identified community goals. There is a need for additional sites of 5+, 10+ and 20+ acres for commercial users, and 10+, 20+ and 30+ acres for industrial users. (pg. 45)
- Molalla needs **23 sites across 121 acres** of employment land.

In compliance with the policy framework in the State of Oregon, the City has initiated the process for a Urban Growth Boundary (UGB) expansion. Following the Oregon Administrative Rules (OARs), the City created a Preliminary Study Area where all lands within a one-and-a-half-mile radius were considered for the expansion of the UGB. Following the precise OARs, the City excluded certain lands from the Preliminary Study Area that were not appropriate for an urban level of service or use. Following the strict guidelines from the State the City determined what lands can and cannot be removed from consideration for UGB expansion.

After lands established as not appropriate for a UGB expansion had been excluded from the Preliminary Study Area, the City followed the State rules for what land is considered the first priority for inclusion into a UGB. First priority lands include non-resource and exception lands that are not designated as rural reserves. The City determined that to meet the identified land need, the lands adjacent to the existing UGB that are considered exception lands that are the highest priority based on state rules governing UGB expansions.

Molalla has approximately 580 acres of first priority exception land adjacent to the southern border of the existing UGB boundary. The land deficit of 182.29 residential acres can be satisfied within the exception lands. The next step in determining a proposed boundary change for the Molalla UGB is to determine what portion of the exception lands is best suited for inclusion in the UGB for residential use and if there exist sufficient industrial parcels to satisfy the need documented in the EOA.

The City values farmland as an important resource in the surrounding region and of great significance to the State as a whole. The state rules require that cities engaging in UGB expansions of this scale follow



detailed instructions to determine what land can be included into a UGB. These rules are based on soil types and capability class and require a wide-ranging analysis on the urbanization of land.

The urbanization analysis will determine the following:

- How efficient will the accommodation of identified land need be?
- How orderly and economically sound will the provision of public facilities and services be to meet the land need?
- What are the comparative environmental, energy, economic, and social consequences to meet the land need?
- How compatible is the urbanization of land with surrounding and nearby agricultural and forest activities?

These considerations are known as the Boundary Location Factors in Goal 14. The Molalla UGB Expansion Memo will document the application of this analysis to determine the proposed boundary change of the existing Molalla UGB.

1. Introduction

Population increases in Molalla, Clackamas County, and Oregon have remained steady for the past twenty years. According to Portland State University's Population Research Center (PRC), the trend will continue. The 2022 PRC forecast for Molalla shows the population within Molalla's Urban Growth Boundary (UGB) increasing by approximately 5,400 new residents by the year 2042, bringing the total to just over 15,600.

The City's Housing Needs Analysis (HNA) identifies a need for 1,996 housing units (289 acres)¹, including land for infrastructure, schools, parks, and other public facilities², which is offset by units constructed since the HNA was drafted and rezoning of land within the existing UGB in an effort to use the land efficiently prior to seeking an expansion.

Molalla's 2023 Economic Opportunities Analysis (EOA) identifies a deficit of large industrial parcels to meet employment land needs through 2043. The City is seeking to include:

- 2 sites over 20 acres each,
- 4 sites in the 10-20 acre range, and
- 4 sites in the 5-10 acre range.

This UGB Sufficiency Assessment answers the following questions to justify a UGB expansion for Molalla: Is any additional land needed for one or more urban uses, and if so, how much? If additional land is needed, how much can be accommodated within the current UGB?

¹ Acres calculated based on Department of Land Conservation and Development (DLCD) methodology of 55% of needed units assigned R1 with an average density of 5 units per acre, 25% of needed units assigned R2 with an average density of 10 units an acre, and 20% assigned R3 with an average density of 20 units per acre.

² Based on a 25% safe harbor.

The UGB Expansion Report will continue the analysis by applying the guidance provided by Statewide Planning Goal 14: Urbanization, which incorporates the requirements of ORS 197A.300 to 197A.325 Amendment of Urban Growth Boundary Outside Metro. That report will answer: Where is the best place to expand the boundary? What other amendments are needed to comply with Molalla's Comprehensive Plan goals and policies and the Oregon Statewide Planning goals?

This Initial UGB Sufficiency Assessment provides information to meet the following steps in the UGB expansion process:

1. Establish Land Need
2. Establish Study Area
3. Analyze Study Area
 - a. Establish Parcel Prioritization
 - b. Apply Suitability Analysis

The Molalla UGB Expansion Report will update this analysis as needed and include additional information to meet these subsequent steps:

3. Analyze Study Area
 - c. Apply Goal 14 Location Factors
4. Evaluate Urbanization Potential

Policy Framework

Statewide Planning Goal 14: Urbanization guides UGB expansions in Oregon. The purpose of Goal 14 is "to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities."

To amend an urban growth boundary, a city must complete a boundary location analysis, comparing alternative locations and considering which addition to the UGB will result in the most accommodating and cost-effective boundary, while creating the fewest conflicts with neighboring land uses, and causing the fewest negative environmental and economic impacts.

Through discussions with staff from the Department of Land Conservation and Development (DLCD), the City determined that the Standard Method for UGB expansions best suits Molalla. The Standard Method is governed by Oregon Administrative Rule (OAR) 660-024. The rule regulates how to establish a study area to evaluate land for inclusion in the UGB and the priority of land for inclusion in the UGB. In addition, the four boundary location factors of Goal 14 must be applied. Molalla has also enrolled in the Sequential Method for UGB expansions. Oregon Administrative Rule (OAR) 660-025-0185 and Oregon Revised Statutes (ORS) 197.626(3) govern the Sequential Method.

The Clackamas County – City of Molalla Urban Growth Management Agreement establishes a site-specific Urban Growth Management Boundary (UGMB) that includes unincorporated land within Molalla's UGB, and procedures for City and County governance of the unincorporated areas within the UGMB. The UGMA

does not stipulate any specific procedure for amending the UGMA and/or the UGMB other than a general description of planning and coordination responsibilities.

The Molalla Comprehensive Plan also governs UGB expansions and implements the UGMA:

Molalla's Urban Growth Boundary was established in 1981 to provide a 20-year supply of land. It is now nearly 30 years later, and the City has not updated its UGB. Substantial analysis indicates that Molalla currently does not contain an adequate supply of residential, commercial, industrial, or public land to meet the needs of the City.

Jurisdictional Boundaries and Urban Growth Management The Molalla Urban Growth Boundary (UGB) contains land under both City and County jurisdiction. The establishment and change of the UGB is a joint process that requires approval from both the Molalla City Council and the Clackamas County Board of Commissioners. To ensure consistency, the City and County coordinate efforts to manage all lands within these boundaries. The policy document used for this purpose is the "Urban Growth Management Agreement." Molalla has land use decision making authority within the Molalla City Limits. Annexation to the City is required to access urban services necessary to support urban levels of development. The City's intent is maintain an adequate supply of buildable and serviceable land within the City Limits to ensure that there are choices in type, location, and density or intensity of residential, commercial, industrial and public facilities development.

Economic Development Goal: To expand the economic base to increase the economic independence of the area – through expansion and retention of existing businesses and recruitment of new businesses. *Economic Development Policies*

6. The UGB may need to be expanded to ensure adequate lands for commercial and industrial development through 2034.

Industrial Development Goal: To develop a diverse industrial base offering an increasing number of employment opportunities. *Industrial Development Policies*

4. To minimize impacts on Clackamas County's agricultural land base, Class I agricultural soils shall be preserved outside the UGB. At the same time, it is important that industrial lands be located in relatively flat areas, which have suitable soils and that are free from flooding dangers.

11. The UGB may be expanded to ensure adequate lands for industrial development through 2034.

21. Molalla shall provide a suitable site within its UGB to allow large scale agricultural or nursery processing industries to locate within the City

Housing Mix: Molalla intends to use the safe harbor for housing mix provided in OAR 660-024a Table 1 should it forecast UGB needs. The relationship between housing mix and zoning changes would be detailed in any future UGB analysis.

GOAL 14: URBANIZATION Agricultural and Forest Lands Protection

Molalla is a rural community with farmland located near the City in all directions. One of the factors considered in location of the Urban Growth Boundary was the preservation of that agricultural land and buffering between agricultural and urban uses. Large agricultural areas remain in all directions of the City outside the existing growth boundary.

There is a large residential exception area directly to the south of the existing UGB. If the City should ever expand its current Urban Growth Boundary, consideration will be given to agriculture and forest land to minimize impacts on such lands as required by the priorities for urban growth boundary expansion in ORS 197.298.

Statewide Planning Goals 3(Agricultural Lands) and 4 (Forest Lands) do not apply within Molalla Urban Growth Boundary (UGB) because there are no lands designated for farm or forest use within the UGB. Impacts on agricultural and forest land were considered when the UGB was adopted and acknowledged by the Land Conservation and Development Commission (LCDC) in 1981 and will be considered further during any UGB amendment process. Goals 3 and 4 will continue to protect agricultural and forest land outside the UGB.

Urbanization Goals:

- *To adopt an urban growth boundary (UGB) which assures that adequate vacant buildable land is available for all uses to the year 2034.*
- *To coordinate with Clackamas County in order to manage the urban growth boundary and the conversion of land within the boundary for urban uses.*
- *To provide for the orderly and efficient provision of public facilities and services.*
- *To encourage development in areas already served by major public facilities before extending services to unserved areas*
- *To plan for future growth opportunities recognizing the limitations imposed by farm and forest land immediately outside the existing UGB.*

The proposed UGB amendment must be approved by the City of Molalla and Clackamas County and acknowledged by DLCD and/or the Land Conservation and Development Commission (LCDC).

Process Overview

The UGB Expansion project commenced in January 2023. A Project Advisory Committee (PAC) convened to guide the process and make recommendations for Planning Commission and City Council consideration. The PAC met twice thus far.

The Technical Advisory Committee (TAC) consists of City Department staff, county staff, and state agency representatives, as well as members of other transportation organizations. The TAC has met one time thus far to review the Preliminary Study Area for the UGB expansion. The second TAC meeting to review the final Study Area and parcel prioritization will be held in February 2025.

The committees were made up of the following representatives:

Project Advisory Committee

Alec Lambert
Amanda St. Clair-Estrada
Clint Ancell
Daniel Haun
Darrel Sandquist
Jeffrey Bivens
Lance Eves
Leah Fisher
Rae-Lynn Botsford
Ravin Lopez

Technical Advisory Committee

Martha Fritzie, Clackamas County
Glen Bolen, ODOT
Kelly Reid, DLCD
Syringa Volk, PGE
Vince Stafford, Molalla Fire
Trevor Griffiths, DSL
Jevra Brown, DSL
Troy Klein, NW Natural
Ryan Quigley, Dyer Partnerships
Jim Gilbert, CPO
Tony Mann, Molalla River School District

Community Summits

Community Summits #2 will garner feedback from community members. The information presented will include known opportunities and constraints of land within city limits and the Urban Growth Boundary (UGB) Expansion study area. It will gain feedback from the community on potential impacts to local systems and infrastructure. Community Summit #2 will occur on April 22, 2025. Mailers will be sent to all residents within and abutting the exception land and the event will be announced on Molalla Current, Molalla's Facebook page, and in the newspaper.

Online Questionnaire

An online component will be offered in connection with each public meeting to offer those unable to attend an opportunity to get information about the project and to provide meaningful feedback.

2. Establish Land Need

This chapter details the steps taken to establish Molalla's land need:

- Analyze population growth forecast
- Identify residential land need
- Identify other land need, including parks, schools, and public facilities
- Identify employment land need
- Identify site characteristics of needed land

This analysis focuses on estimating the acres needed to accommodate the 20-year population forecast as set by Portland State University's Population Research Center. It addresses housing, employment, and additional factors including livability, parks, public facilities, and land and parcel suitability.

Population Growth Forecast

The land needed to accommodate the projected growth of residential and employment uses in the 20-year planning horizon is based on the official population forecast, housing type mix and employment land needs identified in the City's adopted 2022 HNA and adopted 2024 EOA. These two studies used the 2022 population forecast prepared by Portland State University's Population Research Center (PRC).

Forecasted population for Molalla in 2042 is 15,660, which is an increase of 5,432 people, which translates to 1,996 net new dwelling units based on an assumed vacancy rate of 4% and 2.83 persons per household.

- The HNA was adopted by the City of Molalla in July 2023.
- The EOA was adopted by City Council in March 2025.

Land Need: Residential and Public Facilities

The 2022 HNA states that population growth will require the addition of 1,996 new dwelling units between 2022 and 2042.

The findings of the 2022 HNA included the following:

Future demand anticipates a greater share of medium and high-density housing compared to the current inventory:

- Single family detached homes (includes manufactured homes): 55% (1,098 units)
- Medium density housing (townhouses, plexes): 25% (499 units)
- High density housing (multi-family apartments): 20% (399 units)

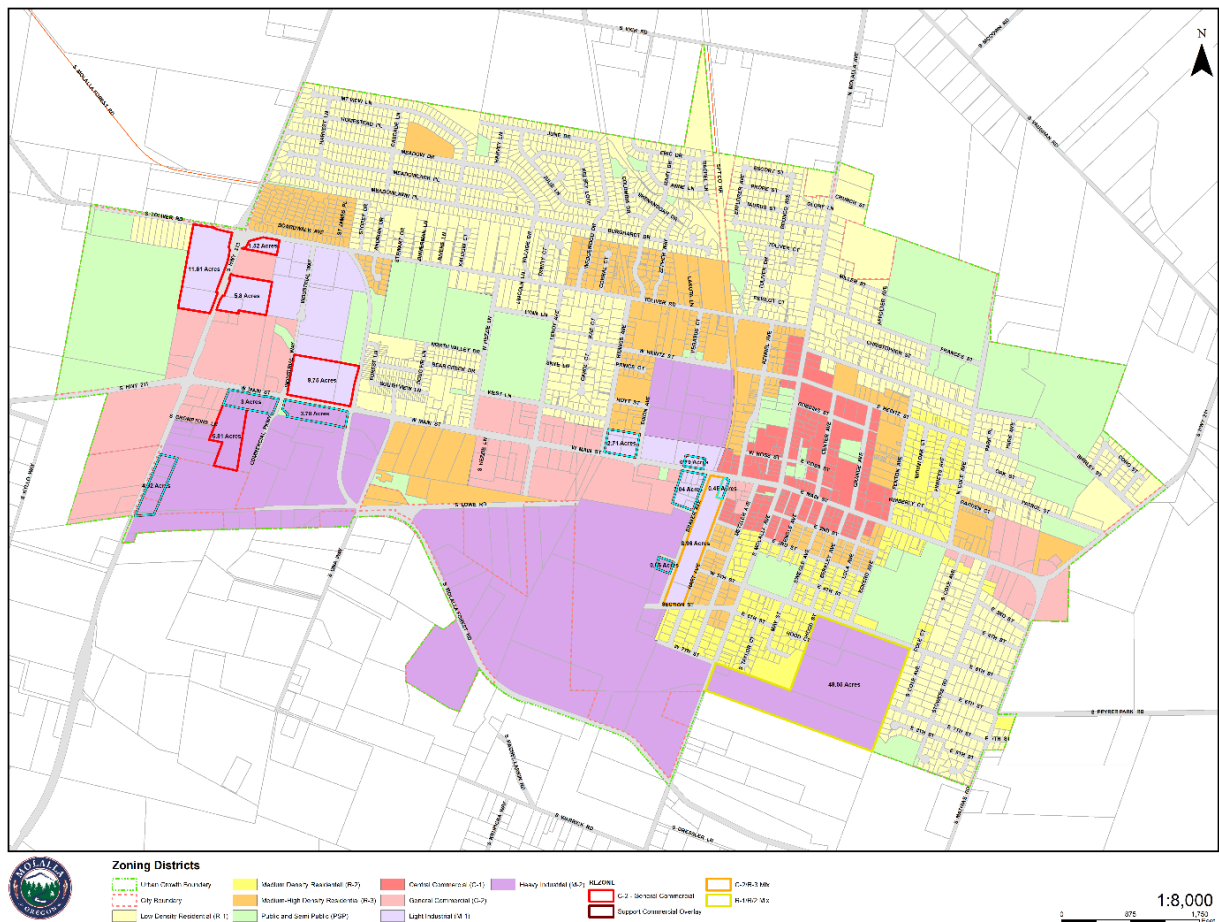
According to the Safe Harbor for housing mix provided in OAR 660-024a Table 1, the relationship between housing mix and zoning changes is detailed for the UGB analysis as follows:

- 1,996 units needed at average units per acre by residential density requirements:
 - 1,098 low density units - avg 5 units per acre = 219.6
 - 499 medium density units - avg 10 units per acre = 49.9 acres
 - 399 high density units- avg 20 units per acre = 20 acres

These findings result in an overall residential UGB deficiency in Molalla of 289.4 acres, including right-of-way for roads and public facilities.

The forecasted housing need is partially addressed by 287 units which were in the development pipeline during the HNA and have since been completed and zoned R3. Once pipeline developments are completed, the remaining housing demand over the next 20 years is expected to consist of 1,709 dwellings with 112 remaining of the R3 land need.

Figure 1. Molalla Zoning Districts with Current UGB



Source: City of Molalla, GIS

Recent rezoning provided 42.6 additional buildable acres of residential, mostly R2 (or R3 that accommodates 22% of the remaining need. The City of Molalla chose to apply as the more accurate approach an average unit per acres methodology in calculating acres, instead of the Safe Harbor approach of assuming 7 units per acre across housing types which was applied previously in the HNA/BLI³. Recent rezoning resulted in mostly R3 units on formerly industrial land. The remaining buildable residential land need to accommodate anticipated growth over the next twenty years is:

- 894 units of R1 needed (178.86 acres) and
- 34 units of R2 needed (3.43 acres),
- totaling 929 new housing units (182.29 acres).

³ The capacity from the HNA/BLI was recalculated based on the same 5/10/20 average density approach to ensure mathematical continuity.

Land Need and Site Characteristics: Employment and Public Facilities

The 2023 Molalla EOA estimates future employment land need including the number of sites required and typical site characteristics based on expected land uses (Statewide Planning Goal 9).

EOA on the Adequacy of Employment Land Supply: The Buildable Land Inventory (BLI) of employment lands completed in conjunction with the EOA found a total of 221 net buildable acres in Commercial and Industrial zones.

- The projected 20-year need for Commercial land trails the supply, with an estimated 55 acres of commercial land remaining to meet a projected need for 70 acres. This indicates a deficit of 16 acres of Commercial land.
- There is a projected supply of 166 acres of Industrial land to meet the forecasted need of 78 acres. This indicates a surplus of 88 acres of Industrial land.
- The total estimated surplus of employment land is 73 gross acres.

However, the EOA also found a deficit of larger parcels appropriate to industrial use.

Table 1. Summary of Forecasted Site Needs with Estimated Acreage

Site Size	# of Needed Sites	Total Acres
<5 acres	11	11
5-10 acres	6	30
10-20 acres	4	40
>20 acres	2	40
Total	23 sites	121 acres

Source Figure 7.9 from the EOA calculated by Johnson Economics LLC based on figures from the City of Molalla and the Oregon Employment Department

Examine Sites within Existing UGB

Prior to pursuing a UGB expansion, the City must demonstrate that the land needs cannot reasonably be accommodated on land already inside the UGB. The City is required to evaluate opportunities to provide efficient development of residential land within the existing UGB.

“Land use efficiency measures” increase the capacity for growth within the existing UGB thus reducing the need for UGB expansion. Molalla recently adopted important efficiency measures that provide additional housing production opportunities including:

Molalla has implemented several zoning and code changes to efficiently use land within the existing UGB to address housing needs and to promote affordability while ensuring compliance with development standards. Both residential and employment land need remains.

Here is an overview of the city's initiatives:

Establishing Minimum Density Standards

Molalla’s development code includes minimum density standards to guide residential development effectively. The lowest allowable density in the R-1 residential zone is set at four units per



acre, ensuring efficient land use in this zone. This standard is codified through the city's lot and development standards, as outlined in the municipal code.

Encouraging Lower-Cost Housing Types

Molalla's development code permits various affordable housing types across all residential zones without differentiating between manufactured and stick-built homes. Examples include common-wall developments, cottage clusters, and accessory dwelling units (ADUs). Additionally, ADUs and second-story apartments are allowed in commercial zones, offering flexibility and affordability in housing options.

Expanding the Definition of Housing Units

Molalla accommodates Single Room Occupancy (SRO) units in residential zones, provided they meet building codes. This inclusive approach ensures that SROs are treated similarly to other housing types under the city's development code.

High-Density Requirements for Annexed Land

The city has established unit mix requirements for annexed land, targeting a composition of 55% low-density, 25% medium-density, and 20% high-density housing. These targets align with the Housing Needs Analysis (HNA) and support diverse housing options in newly incorporated areas.

Mixed Housing Types in Planned Unit Developments (PUDs)

Molalla's PUD code facilitates the inclusion of various housing types within planned developments, allowing for greater flexibility and diversity in residential design.

Reducing Regulatory Impediments

Molalla has taken steps to streamline regulatory processes and reduce barriers to development:

- **Parking Requirements:** Minimum parking standards are flexible, allowing applicants to propose alternative standards based on engineered parking demand assessments during design review. The downtown C-1 district has no minimum parking requirement, and other reductions can be approved through the design review process.
- **Streamlining Permitting:** The city offers a comprehensive pre-application process involving outside agency partners to guide projects from conception to completion. Additionally, the transition to an online permitting platform is underway, further enhancing efficiency.

Promoting a Pro-Housing Agenda

While Molalla's agenda is neutral in tone, its development code reflects a commitment to diverse housing options and non-discrimination against affordable housing types. This approach fosters a more inclusive housing environment.

Supporting Active Transportation

Bike parking requirements for multifamily developments align with DLCD recommendations, requiring 0.5 stalls per unit. This standard is consistent with actual usage patterns and promotes active transportation options.



Addressing NIMBYism

Molalla mitigates opposition to affordable housing by emphasizing adherence to substantive criteria in code language. Regular training for new Planning Commissioners ensures consistent rulings based on established criteria, and quasi-judicial hearing procedures reinforce these principles. This approach has led to decisions that are less likely to be appealed.

Additional Efforts

Molalla has introduced a sidewalk improvement grant program, offering up to \$10,400 in funding to enhance pedestrian infrastructure, further supporting accessible and connected neighborhoods.

3. Establish Study Area

After applying land use efficiency measures, the City has a residential land deficit of XXX acres including parks, and an employment land deficit of XX acres, for a total land need of XXX acres.

This chapter establishes and evaluates the Molalla UGB Expansion Study Area to satisfy the land needs identified in Chapter 2. The process of establishing and evaluating the Study Area is dictated by Oregon Administrative Rules, and includes the following:

- Create Preliminary Study Area
- Exclusion of Lands from Preliminary Study Area
- Create Study Area

Create Preliminary Study Area

Defining the area to be considered for expansion, known as the Preliminary Study Area, is dictated by OAR 660-024-0065. The provisions of the administrative rule state that the Preliminary Study Area must include all lands in the city's acknowledged urban reserves and land that is within a certain distance from the acknowledged UGB: one-half mile for jurisdictions of less than 10,000 and one mile for jurisdictions of more than 10,000, or land beyond the specified distances at the discretion of the jurisdiction.

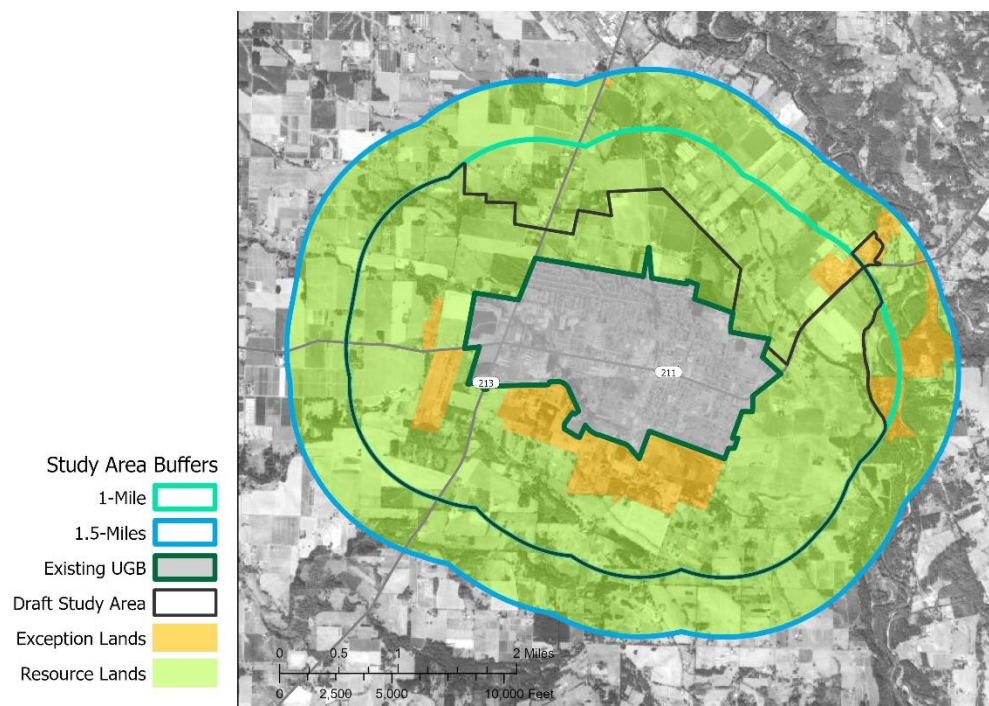
As of the 2020 PSU Population Research Center estimates from July 1, 2020, the City of Molalla has a population of 10,298 residents.⁴ This population count was used in both the City of Molalla Housing Needs Analysis, and City of Molalla Economic Opportunities Analysis. Therefore, the City considered land within one mile of the current UGB, known as the "one mile buffer" for the Preliminary Study Area.

The City of Molalla has no urban reserves and is surrounded by a combination of exception and resource lands, as illustrated in Figure 2.

⁴ "2020 ANNUAL OREGON POPULATION REPORT TABLES," Population Research Center, Portland State University, April 15, 2023, <https://www.pdx.edu/population-research/sites/populationresearch.web.wdt.pdx.edu/files/2023-04/2022%20Annual%20Population%20Report%20Tables%20.pdf>.



Figure 2. Preliminary Study Area with Resource and Exception Lands



Exception Lands include existing county zoning designations:

- Rural Residential Farm Forest 5-Acre (RRFF5);
- Rural Area Residential 2-Acre (RA2); and/or
- Rural Industrial (RI).

Exception areas are rural lands that have the physical properties that make it suitable for farm or forest use but have been previously approved by a county with an "exception" to zone the land for urban uses. Exception areas are lands that are either "physically developed" or "irrevocably committed" to non-farm and non-forest uses and have the appropriate corresponding county zoning.⁵

In determining the Preliminary Study Area, OAR 660-024-0065(1)(c) directs cities to include exception areas within the one-mile buffer, and to also include exception areas within one and one-half miles from the current UGB for exception areas that are contiguous to an exception area in the one-mile buffer.

The Preliminary Study Area for Molalla contains exception areas within the established one-mile buffer that extend contiguously beyond that one mile. A secondary buffer was added to the Preliminary Study Area to demonstrate the additional half mile in accordance with OAR 660-024-0065(1)(c).

⁵ "Exception Areas," Department of Land Conservation and Development: Rural Planning and Development: State of Oregon, accessed November 1, 2023, <https://www.oregon.gov/lcd/rp/pages/index.aspx#:~:text=In%20some%20cases%2C%20a%20county,farm%20and%20non%20Dfrest%20uses.>



Exclusion Of Lands From The Preliminary Study Area

The City of Molalla determined that certain areas within the Preliminary Study Area meet the exclusion criteria of OAR 660-024-0065(4)(a & b), which may be excluded and no longer considered for expansion of the UGB. After completing an exclusion analysis, the City determined that some areas have overlapping criteria that meet the threshold for exclusion. The specific reasons for each exclusion and how these lands meet the thresholds for exclusion in OAR 660-024-0065(4)(a-c) and OAR 660-024-0065(7)(a-c) is discussed in further detail below.

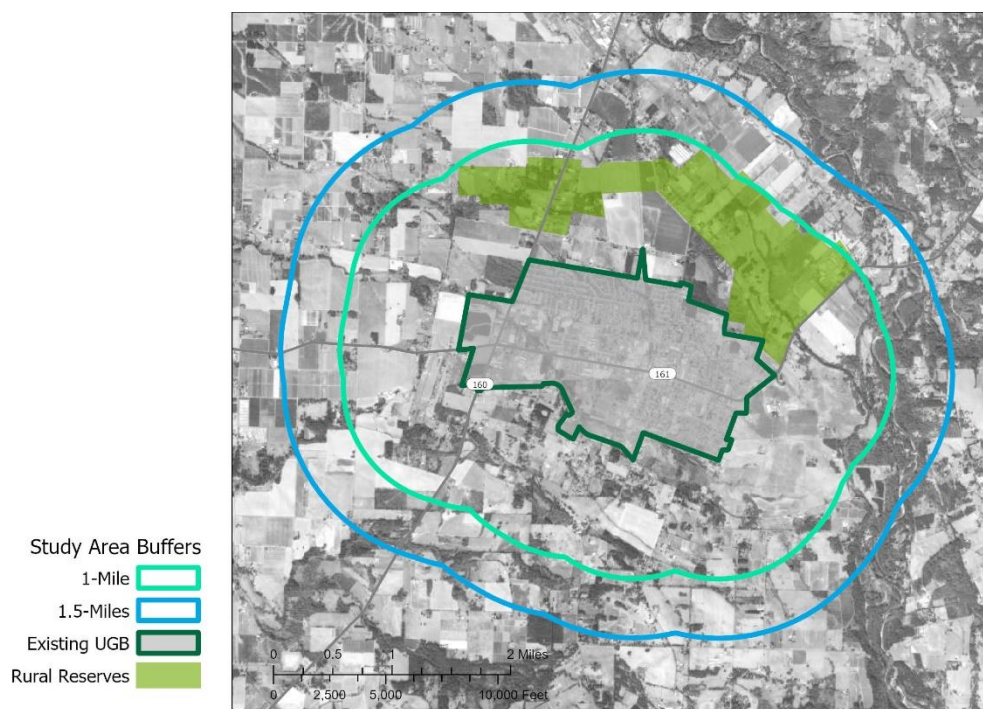
Exclusion of Rural Reserves:

The rural reserves that surround the existing Molalla UGB cannot be included in any UGB amendments pursuant to OAR 660-027-0040(4), which states:

(4) Neither Metro nor a local government may amend a UGB to include land designated as rural reserves during the period described in section (2) or (3) of this rule, whichever is applicable.

Some of the contiguous exception lands that are included in the Preliminary Study Area within the additional half mile buffer are designated as Rural Reserves. Rural reserves are intended to provide long-term protection for large blocks of agricultural land, forest land, and other important natural landscape features that limit urban development.⁶ The excluded area described is illustrated in Figure 3.

Figure 3. Preliminary Study Area with Rural Reserves



⁶ "UGBs and Urban/Rural Reserves," Department of Land Conservation and Development: State of Oregon, accessed November 1, 2023, <https://www.oregon.gov/lcd/up/pages/ugbs-and-urbanrural-reserves.aspx>.



The rules for establishing the Study Area allow for certain lands to be excluded from the Preliminary Study Area, as established in OAR 660-024-0065(4). The reasons for exclusion of lands from the Preliminary Study Area include:

- Lands are impracticable to provide necessary public facilities and services to;
- Lands are subject to natural hazards (flooding); or
- Lands contain specific scenic, natural, cultural or recreational resources.

Exclusion of Land Impracticable to Provide Services

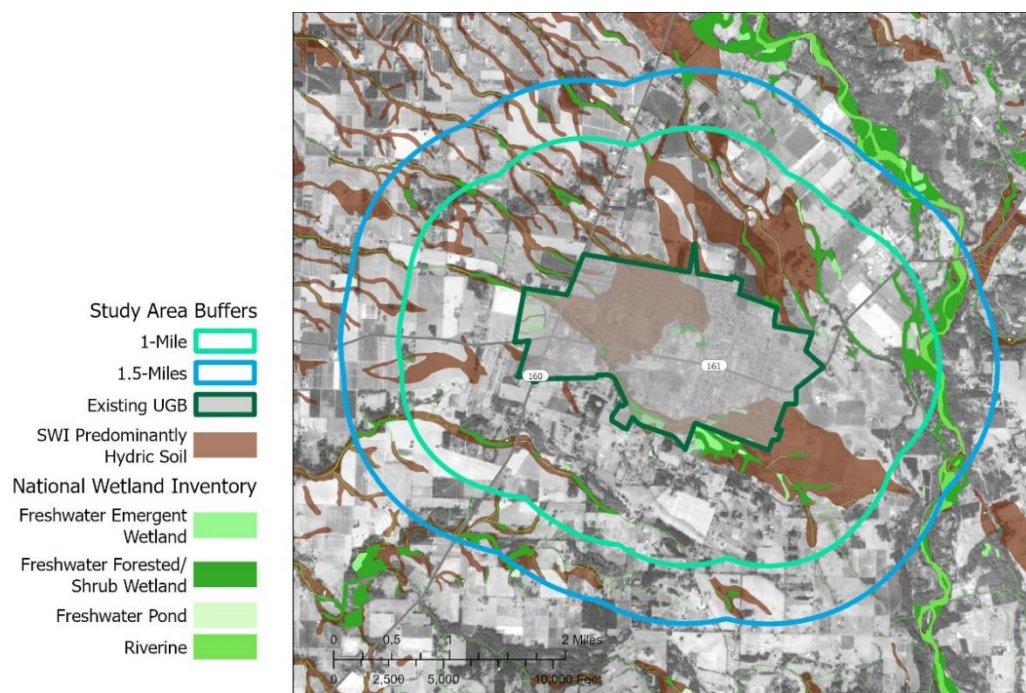
Additional lands are excluded from the Preliminary Study Area based on the impracticability of providing them with necessary public facilities or services. This determination is based on existing steep slopes, impediments to service provisions based on the likely amount of development that could occur; the likely cost of facilities and services; and properties considered Goal 5 resources as they are listed with a National Register of Historic Places designation.

In accordance with OAR 660-024-0065(4)(a), lands that are impracticable to provide necessary public facilities or services to the land may be excluded from the Preliminary Study Area. OAR 660-024-0065(7) describes several reasons why cities may consider land impracticable to provide necessary public facilities or services to. Subsection (b) identifies land that is isolated from existing service networks such that it is impracticable to provide the necessary services.

Exclusion of Natural Hazard: Flooding

Also excluded from the Preliminary Study Area are all rural reserves surrounding the existing UGB, along with some of the lands identified as within the Special Flood Hazard Area (SFHA) identified on the Flood Insurance Rate Map (FIRM).

Figure 4. National Wetland Inventory



Exclusion of Streams: Impracticable to provide services – Impediments to service

The exclusion of these lands from the Preliminary Study Area is allowed under OAR 660-024-0065(7)(b & c) due to these areas being isolated from existing service networks by “physical impediments” to service provision. Major rivers or other water bodies that would require a new bridge crossing to serve planned urban development are included as an example of “impediments to service provision” in OAR 660-024-0065(7)(c).

Figure 5. Exclusion of Streams and Historic Landmarks

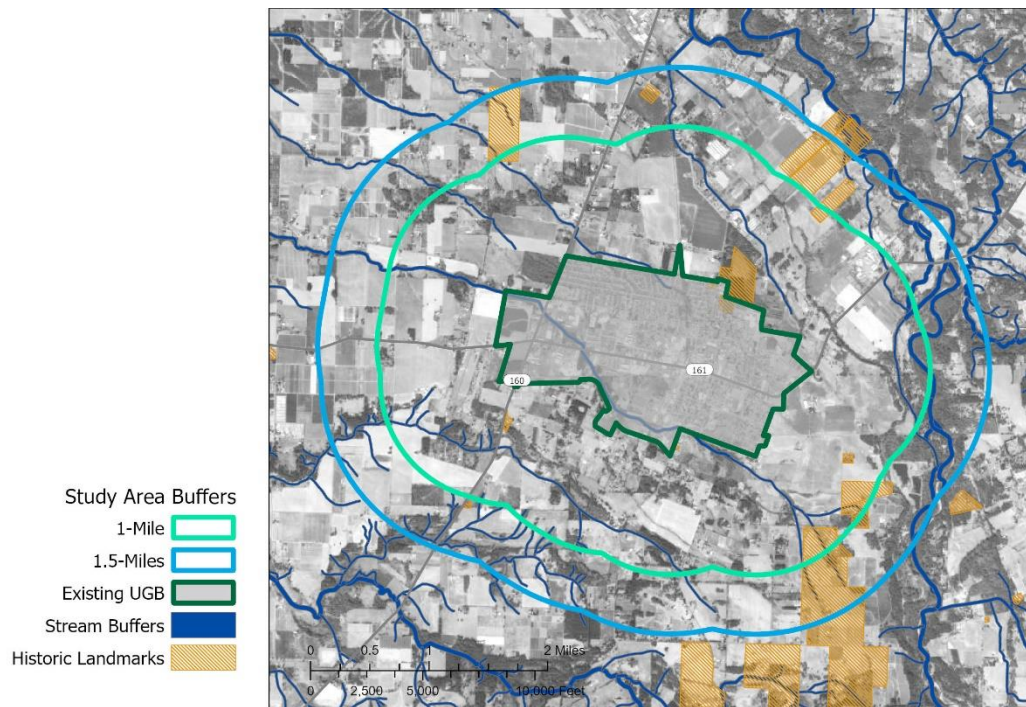
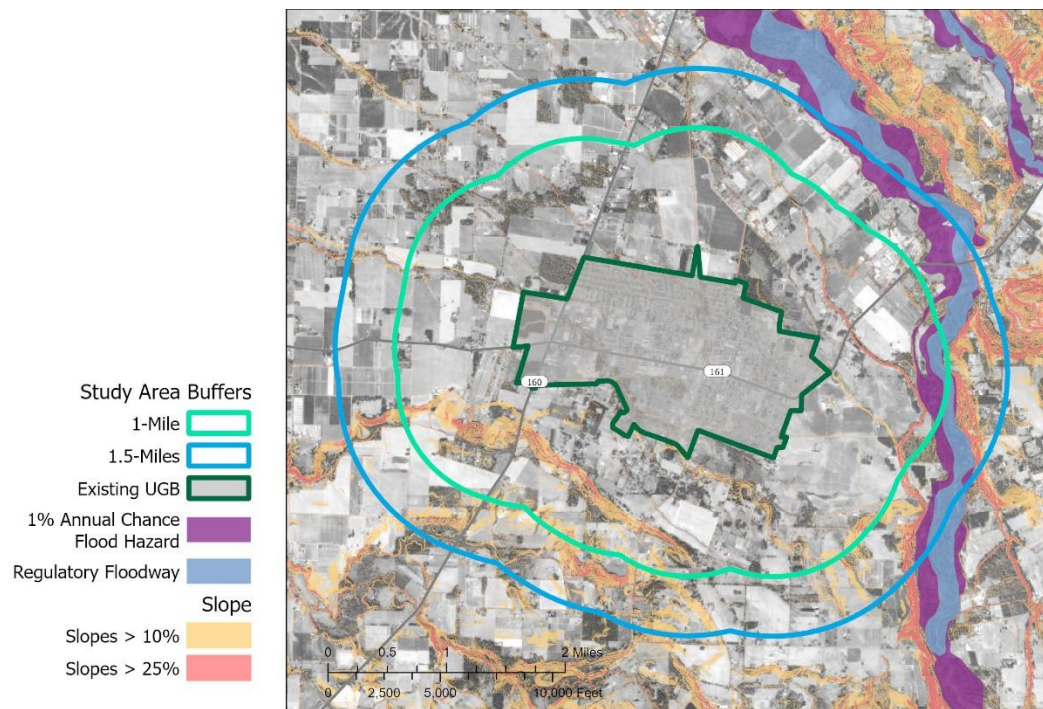


Figure 6. Exclusion of Steep Slopes to the south of the existing UGB



Exclusion Areas Conclusion

In summary, lands from the Preliminary Study Area were excluded using the exclusion provisions allowed in OAR 660-024-0065. All excluded lands are shown in the above figures. Upon exclusion of these lands, several locations that are inside the one-and-a-half-mile buffer establishing the Preliminary Study Area are now physically separated from the existing UGB. Lands that are physically separated through the above exclusions are no longer considered for inclusion into the UGB as there would be no contiguous boundary. Providing services to non-contiguous areas within the study area is impracticable.

There are no further adjustments or exclusions to the Preliminary Study Area.

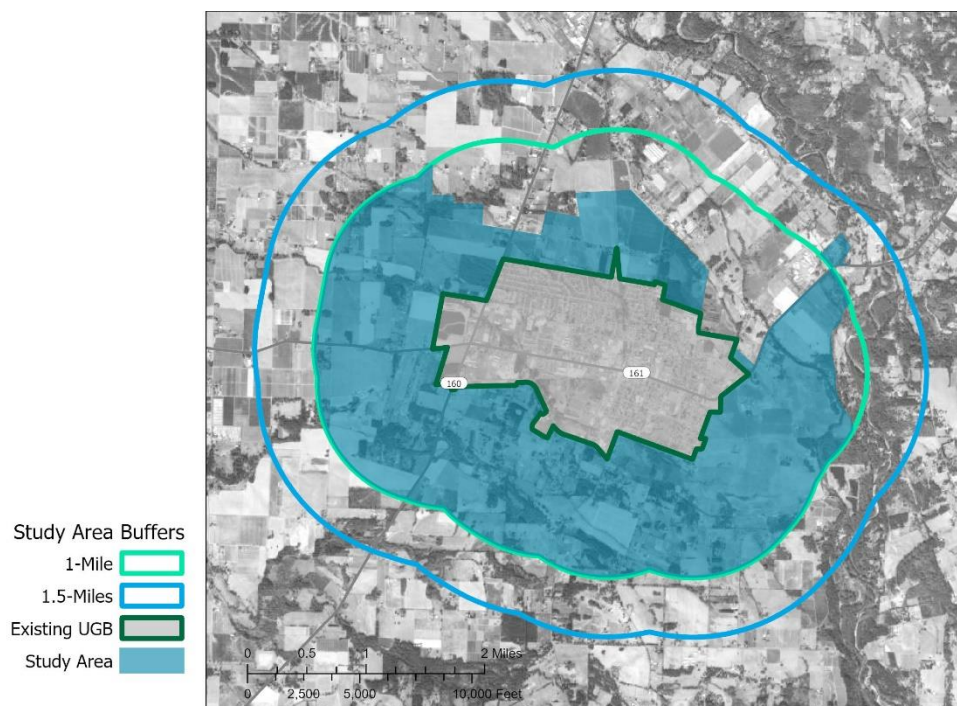
Create Study Area

OAR 660-024-0065(5) requires that the Study Area contains at least twice the amount of land needed for the deficiency determined in OAR 660-024-0050(4) and described above. The amount of land in the Study Area meets this threshold. The land need after applying efficiency measures, as determined above, is 182.29 total acres. The total acreage in the finalized Study Area is more than twice the land needed.

Figure 7 below illustrates the Study Area. The Study Area consists only of undesignated lands that currently have Clackamas County zoning designations of Rural Residential Farm Forest 5-Acre (RRFF5) or Exclusive Farm Use (EFU).

The City finds that the Study Area shown in Figure 7 complies with the requirements of OAR 660-024-0065 by establishing a Study Area to evaluate land for inclusion to a UGB.

Figure 7. Molalla UGB Expansion Study Area



4. Next Steps: Analyze Study Area

The process for evaluating and prioritizing land for inclusion in the UGB is described in OAR-660-024-0067. The highest priority land for inclusion is analyzed for suitability to meet the deficiency for both the employment and residential land need. Surrounding the current UGB the highest priority lands in the Study Area are the exception lands. If there is no excess of suitable first priority land established, those lands are established as areas for inclusion into the UGB. If a deficiency of land still exists after the highest priority suitable lands are established for inclusion, the next highest priority of land is analyzed for suitability.

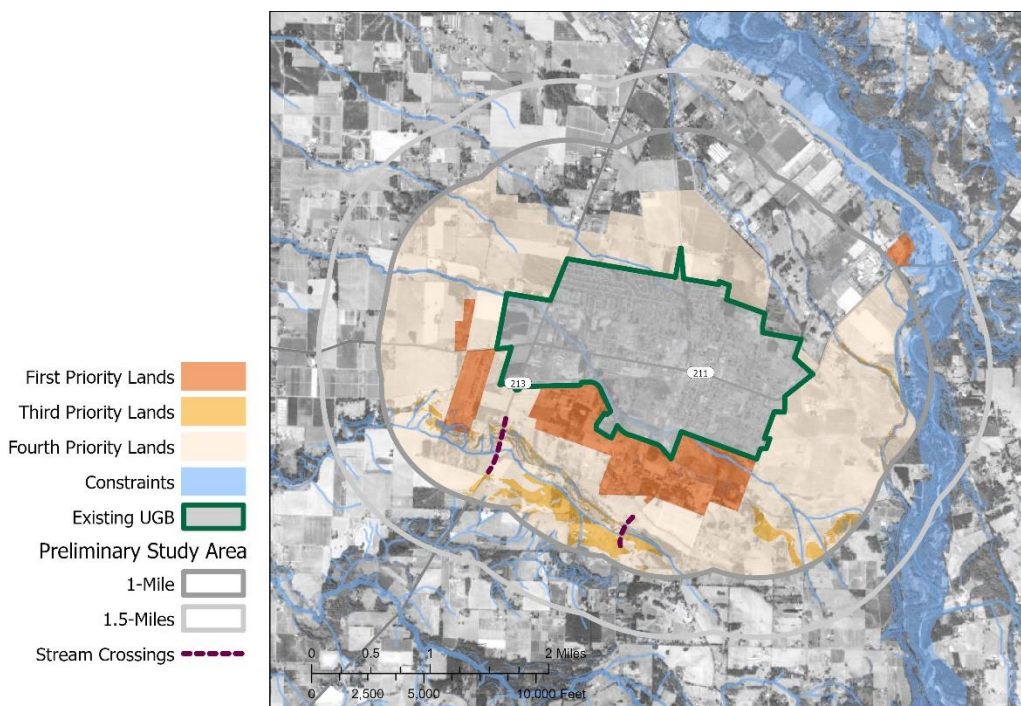
Establish Subareas

Goal 14 location factors are applied to any excess land, divided into subareas, to determine the best areas for inclusion. This process results in determining all the land to meet the need for a Molalla UGB adjustment. The boundaries of the subareas are determined by the existing edges of undesignated lands, exception lands, tax lots, and soil types. For non-exception land areas, soil types and classifications are considered so that areas of predominantly of higher capability soils are not grouped together with areas of soils predominantly of lower capability. The subareas will not contain a mix of exception land and resource lands, and do not include any land designated as rural reserves.

The UGB Expansion Location Analysis Memo will complete the prioritization and Goal 14 Location Factors and finalize the findings for evaluating land for inclusion in the Molalla UGB.

The subareas do not contain a mix of exception land and resource lands, and do not include any land designated as rural reserves.

Figure 8. Study Area and Priority Lands



Establish Priority for Inclusion in the UGB (OAR 660-024-0067(2))

This section determines the prioritization of lands for inclusion into the Molalla UGB. After determining priority, lands are assessed to ensure that they are suitable to satisfy the land need. If the amount of suitable land does not meet the land need identified in Chapter 2, then the next highest priority land for inclusion is evaluated for suitability until the land need is met. If there is an excess of suitable land in a particular priority category, the City will choose which lands in that priority to include into the UGB by applying the boundary location factors of Goal 14. The Goal 14 boundary factors are used to compare alternative locations and determine which of the excess lands in a particular priority category are most suitable for inclusion into the UGB. Lands in the Study Area are evaluated by the priorities set by OAR 660-024-0067(2).

First Priority Suitability Criteria

The First Priority includes urban reserves, exception lands, and nonresource lands. Molalla does not have any acknowledged urban reserves. The Study Area contains areas of exception lands and nonresource lands.

There is a gross total of 580 acres of exception land in the Study Area, all with existing County zoning designation of Rural Residential Farm Forest 5-Acre (RRFF5). The exception lands are grouped into subareas determined primarily by their county zoning designations. Consideration was also given to existing tax lot boundaries, existing rights-of-way, and soil types when determining the separate exception land subareas.



Other exception lands that are within the one mile, and one and one-half mile buffers were previously excluded as described in Chapter 3, using the exclusion criteria of OAR 660-024-0065.

In accordance with OAR 660-024-0067(2)(a), these land areas are the highest priority for inclusion into the UGB. With respect to the suitability criteria of OAR 660-024-0067(5-6) the City determined how much of that land is suitable to meet the need deficiency.

As established, the exception lands in the Study Area are the highest priority for inclusion due to their nonresource Clackamas County zoning designation.

Because there is an excess of first priority lands, the exception land will be analyzed with the Goal 14 Location Factors pursuant to OAR 660-024-0067(1)(c) to determine which areas are best suited for inclusion into the UGB to satisfy the remaining land need.

The UGB Expansion Memo will complete the Goal 14 Location Factors and finalize the findings for which lands will be included in the Molalla UGB.

Figure List

1. Molalla Zoning Districts withing Current UGB
2. Preliminary Study Area with Resource and Exception Lands
3. Preliminary Study Area with Rural Reserves
4. National Wetland Inventory
5. Exclusion of Streams and Historic Landmarks
6. Exclusion of Steep Slopes to the south of the existing UGB
7. Molalla UGB Expansion Study Area

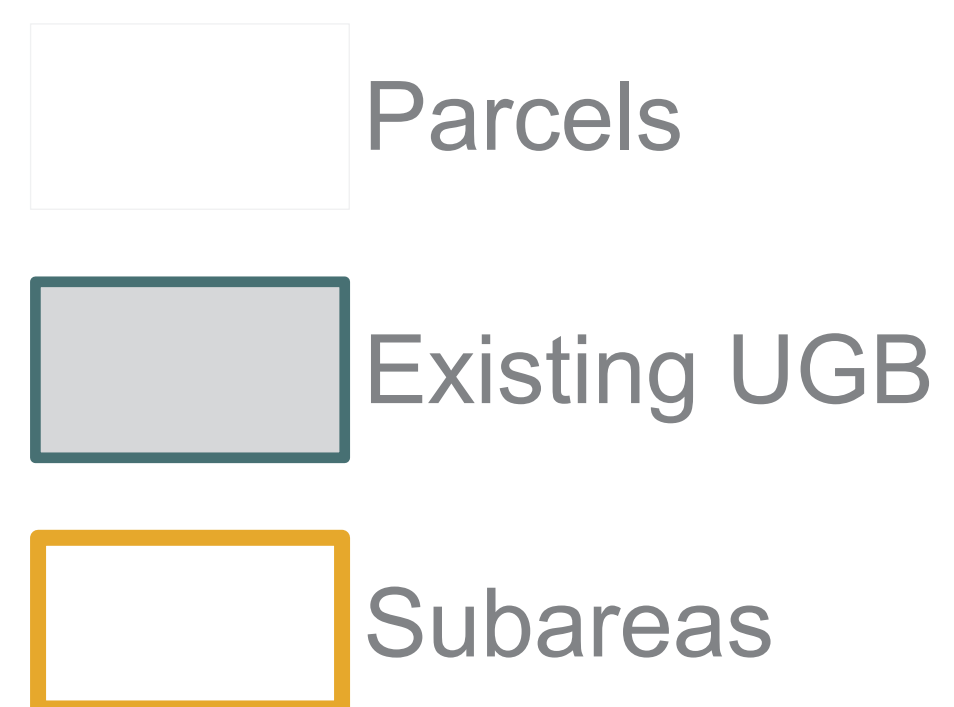


- Existing UGB 
- Parcels 
- Subareas 





UGB Expansion Subareas

68



CITY OF MOLALLA

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

Staff Report

Agenda Category: Camper trailers and Recreational vehicles

Agenda Date:

Submitted by: Kyle Murphy, Code Compliance Specialist

Approved by: Mac Corthell, Assistant City Manager

SUBJECT: Camper trailer and RV parking time limits.

BACKGROUND: Staff were directed by the City Council to address on-street storage and parking of camper trailers and recreational vehicles (RV's) during this year's annual goal setting. The stated concern is that people are parking their trailers/RVs on the street and causing a hazard due to sight lines and bump outs interfering in the function of the Right of Way

Currently, Molalla Municipal Code (MMC) allows camper trailers and RVs in front of your own residence owned by you or a guest for 10 days per calendar year. If the resident or guest does not own the camper trailer or RV, it is subject to the same 72-hour time limit as passenger vehicles.

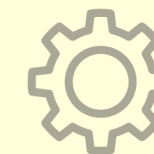
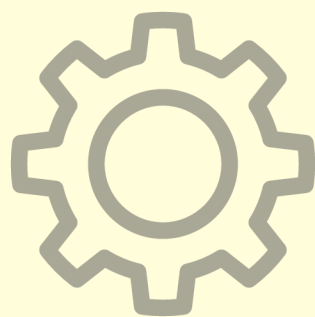
This 10-day time exception is utilized by residents for the purposes of preparing RV's and camper trailers for vacations. As well as offering an alternative to expensive lodging when family or guests visit their home. But it does create an administrative burden around enforcement.

There are cities in Clackamas County that restrict the parking of any kind of these vehicles on any street alley or highway for any amount of time. Simply having such vehicles parked on streets, alleys, or highways would constitute a violation in this case.

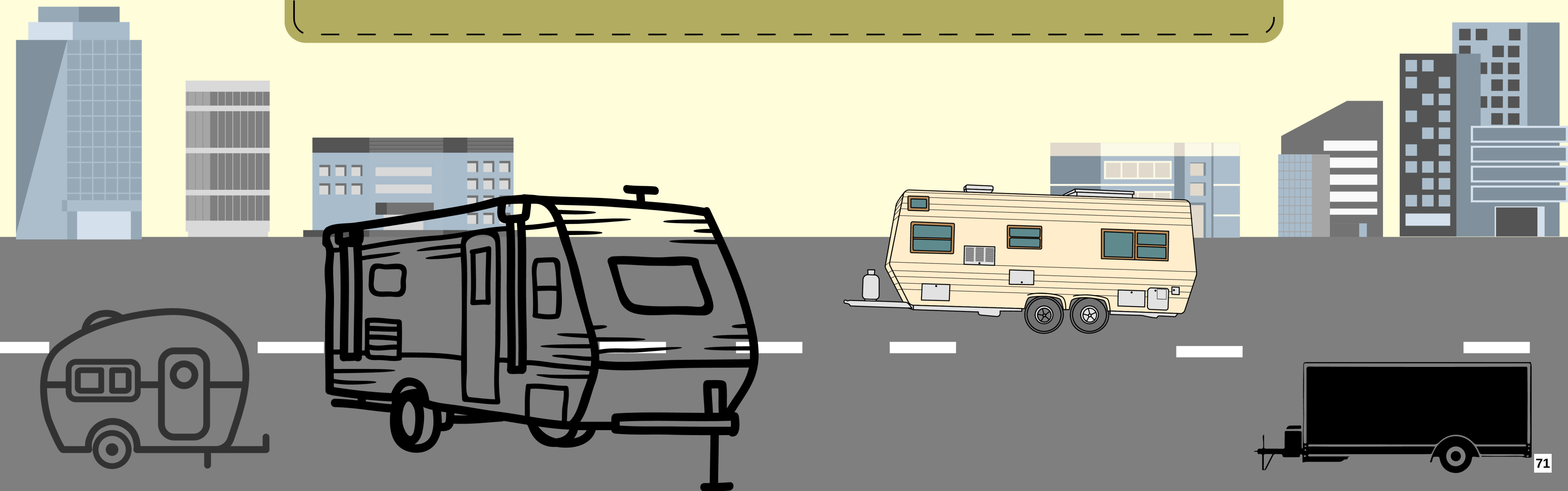
Other cities permit the above-mentioned vehicles to be parked on streets, alleys, and highways for 24, 48, 72 hours etc.

CONSIDERATIONS: Molalla citizens have historically utilized the public street for certain activities relating to camper trailers and recreational vehicles in a less restrictive manner than some surrounding cities. Complaints are received and investigated on a case-by-case basis. Staff can continue this process and promote reporting through outreach to further ensure public streets are not being used for long term camper or RV storage.

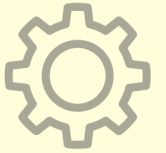
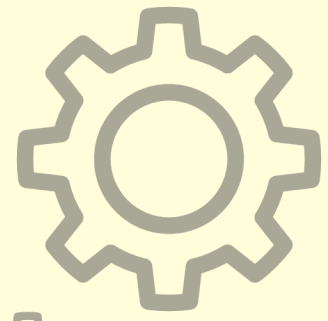
Some surrounding cities have more restrictive regulations on parking or storage of camper trailers and RV's. City staff can work to revamp the current ordinance to eliminate the administrative burden around the "10-day rule" which will help enforcement of this ordinance.



RECREATIONAL VEHICLE PARKING IN MOLALLA



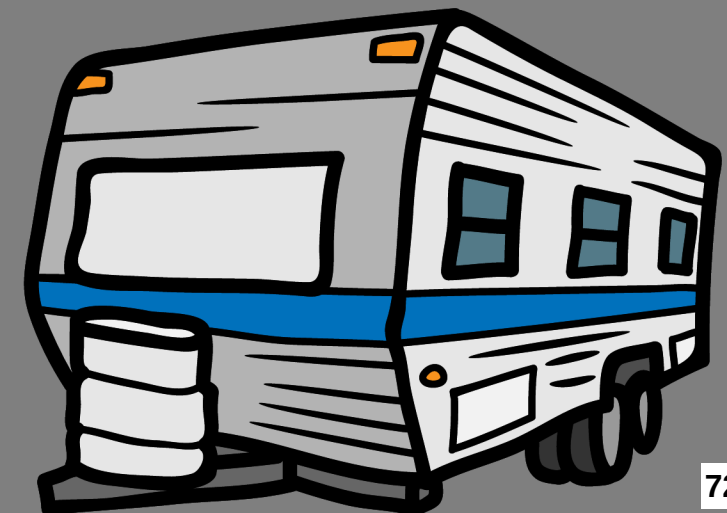
CURRENT PARKING STANDARDS IN MOLALLA FOR CAMPERS/RV'S

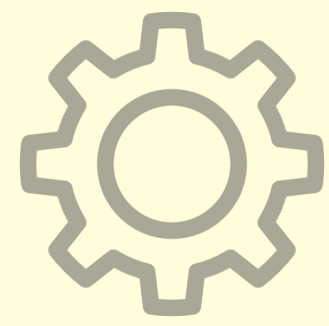


- Complaint driven
- 72-hour time limit
- 10-days per calendar year in front of your own residence

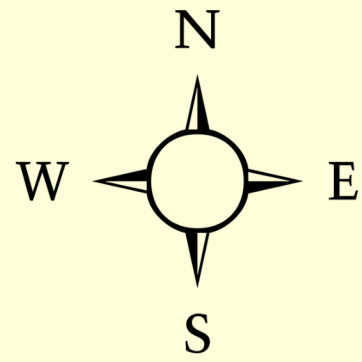
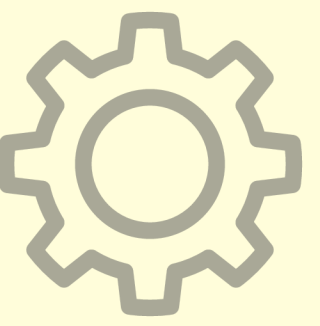
10 day rule allows time to
prep for vacation or a
cheaper alternative for
visiting guests and family.

Note: Molalla offers a Recreational Vehicle
Temporary Extended Stay Permit



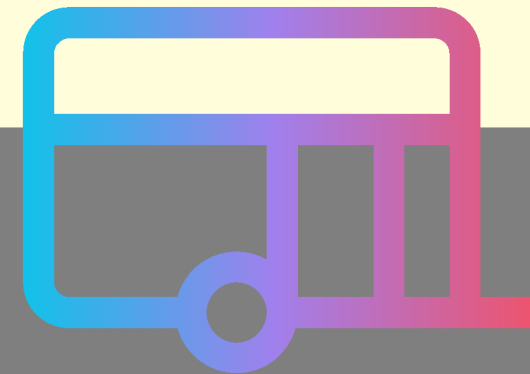


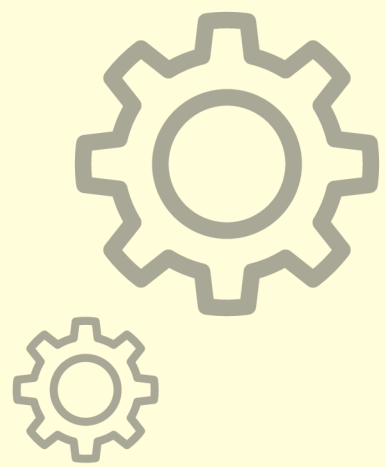
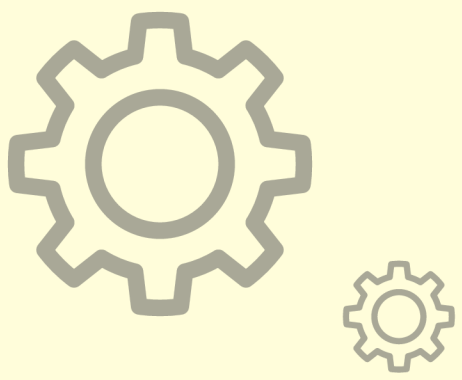
Other Cities in Clackamas County regarding campers and RV's



More restrictive:
No parking any trailer, camper, mobile home, boat, motor home or other recreational vehicle on any street alley or highway for any amount of time.

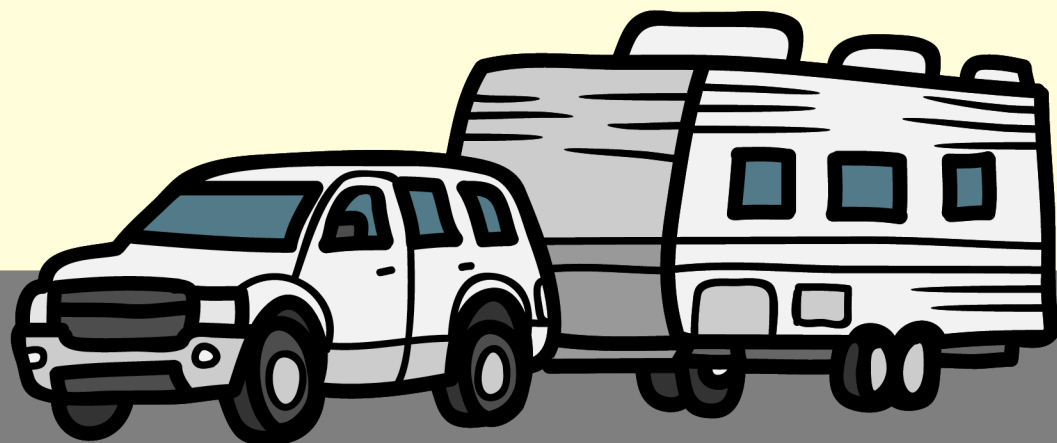
Other examples:
Parking these vehicles on public ROW is limited to 24, 48, 72 hours.

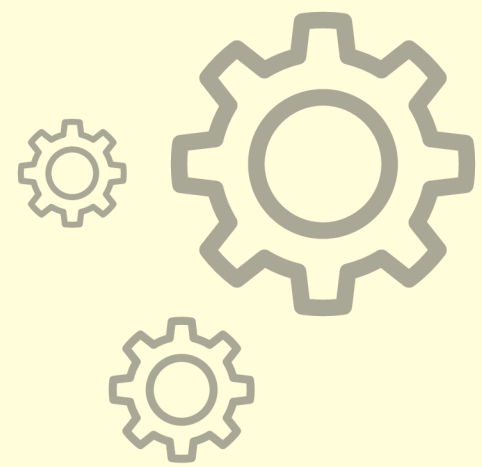
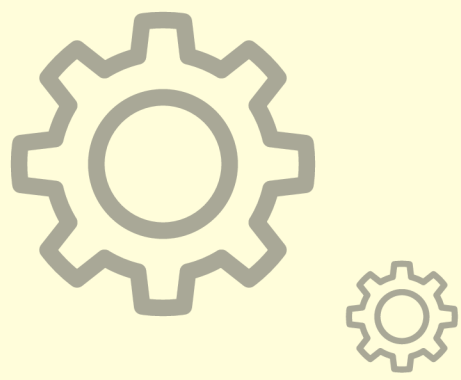




10-DAY EXCEPTION

How do we know if a trailer belongs to the resident or a guest of the resident? How do we know a trailer has not moved and returned to the site without continuous monitoring? How long is one day? These are some questions that may arise while enforcing our current code language.





Considerations

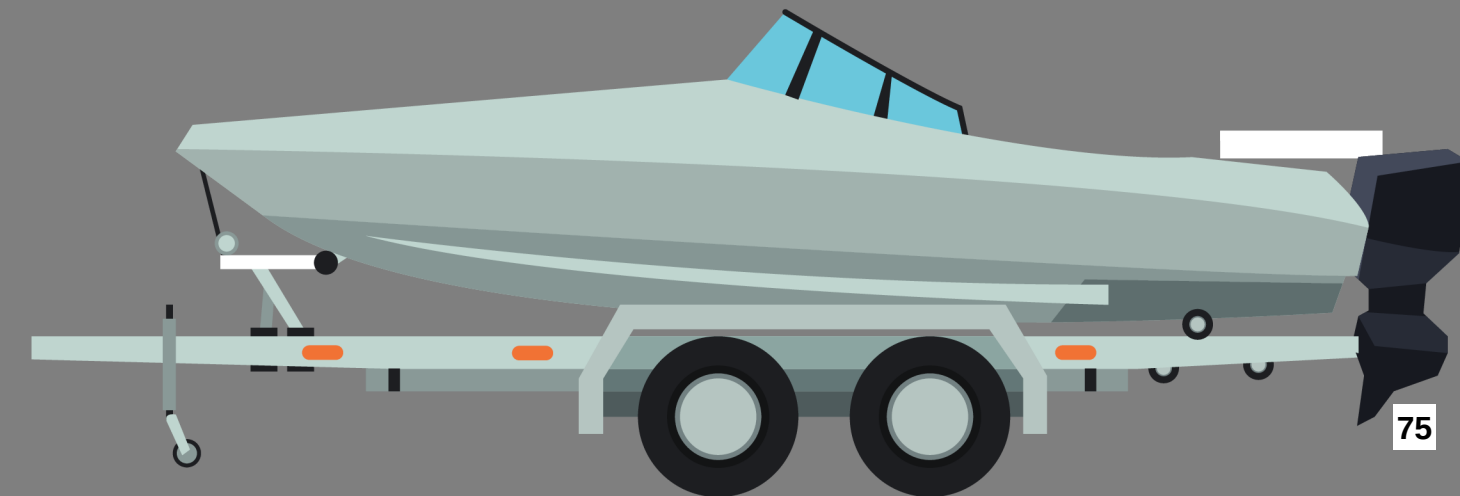
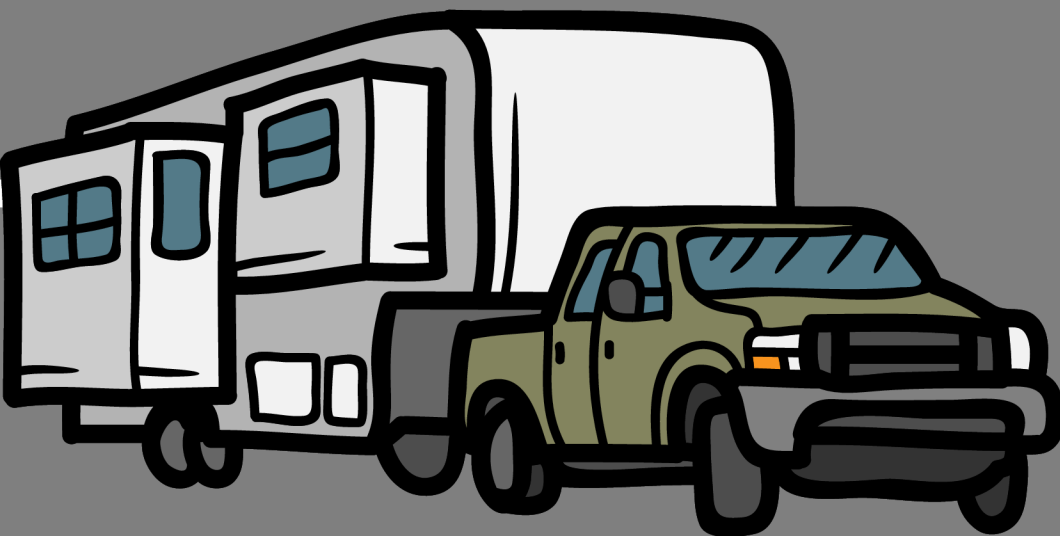
- Currently, campers, trailers and RV's are subject to the same 72-hour rule as all other vehicles.

With the exception of...

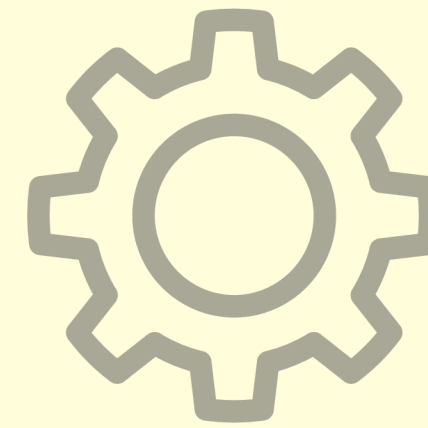
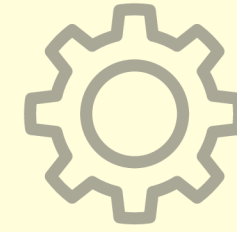


- “10-days per calendar year” which creates an administrative burden when enforcing RV parking

- City staff can revamp the current ordinance to eliminate the administrative burden

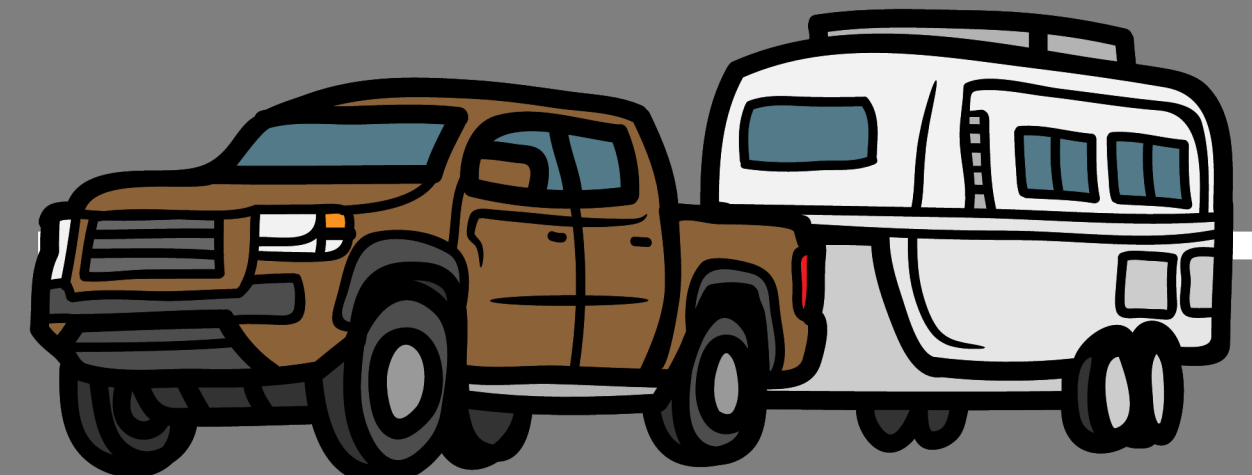
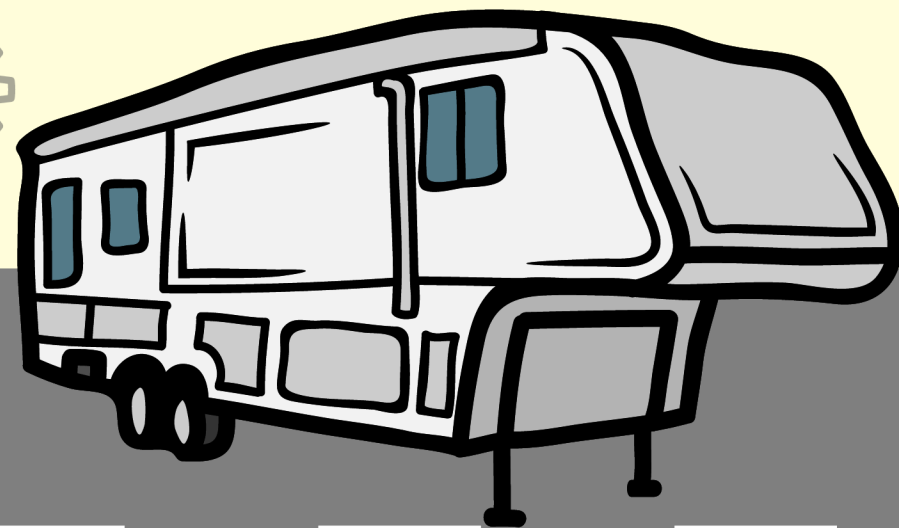
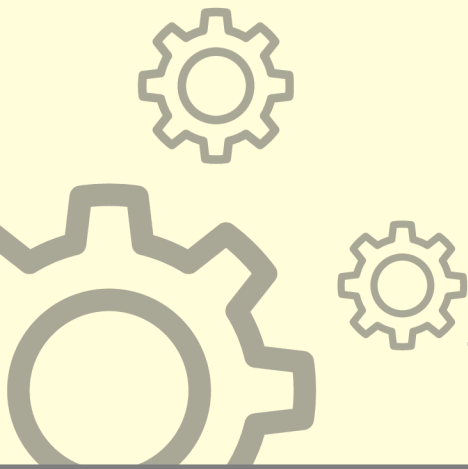


OTHER CONSIDERATIONS



The new and improved ordinance can be...

- Less restrictive
- About the same
- More restrictive



How do you think RV/Boat/Etc. parking on city streets should be regulated?

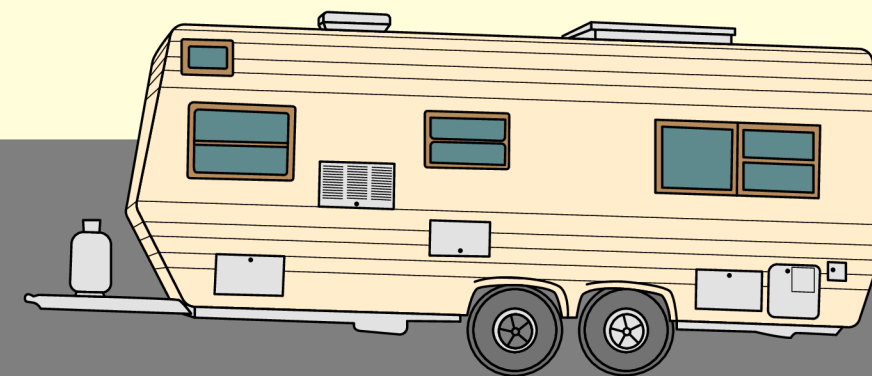
24, 48, 72
hours? Or
longer?

Exception if
parked in front
of your own
residence?

Exclude “Per
calendar year”
language?

Thoughts on
RV's and
campers off
public streets
completely?

FEEDBACK



THANK YOU





CITY OF MOLALLA

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

Staff Report

Agenda Category: Resolutions

Agenda Date: 5/7/2025

From: Dan Zinder, Senior Planner

Approved by: Mac Corthell, Assistant City Manager

SUBJECT: Senate Bill (SB) 1537 – Impacts To Molalla Planning Commission Operations Regarding Limited Land Use Decisions

FISCAL IMPACT: None

RECOMMENDATION/RECOMMEND MOTION: None, informational/discussion only.

BACKGROUND: The Oregon Legislature passed SB 1537 in the 2024 Regular Session. The bulk of this bill is geared towards establishing the Housing Accountability and Production Office (HAPO) which is charged with overseeing grant funding, technical assistance, and enforcement of the Governor's housing agenda. While other portions of this bill impact procedural operations regarding housing projects that are good to be aware of, a component of the bill will have substantial implications on how Molalla processes limited land use decisions going forward. That change is the focus of this discussion.

Section 45.2 of Senate Bill 1537 states that "A limited land use decision is not subject to the requirements of ORS 197.797," which is the section of ORS that lays out the quasi-judicial process. Thus if an application meets the definition of a limited land use decision, it is subject to ministerial review, or the Type II process, only. Appeals of these review will come before the Planning Commission.

Per ORS 197.015 (12), limited land use decisions include site specific land use decisions such as site design review, partition and subdivision applications, nonconforming use determinations, and similar procedures. They do not include additional permitting such as variances and conditional use permitting. Projects that require these applications will still come before the Commission.

Through these provisions, the Oregon legislature drastically changed how many local governments process limited land used decisions, including ours. Staff will be recommending development code changes in coming months to reflect the change in state law and in the interim will be processing limited land use decisions in accordance with state law.

Full text of the bill can be found here:

<https://olis.oregonlegislature.gov/liz/2024r1/Downloads/MeasureDocument/SB1537/Enrolled>