



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

Civic Center | 315 Kennel Ave
Wednesday, June 4, 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 - May 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. [UGB Presentation "Goal 14 Analysis \(Zinder\)](#)

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
June 04, 2025
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Planning Commission Meeting of June 04, 2025 was called to order by Chairman Doug Eaglebear at 6:35 pm.

COMMISSIONER ATTENDANCE

Present: Commission Chair Doug Eaglebear, Commissioner Kristy Hodgkinson, Commissioner Clint Ancell, Commissioner Martin Ornelas, Commissioner David Potts.

Absent: Commissioner Connie Sharp, & Commissioner Brady Rickey.

STAFF IN ATTENDANCE

Present: Community Development Technician, Jessica Wirth, Senior Planner, Dan Zinder and Associate Planner, Jamie Viveiros.

Absent: Assistant City Manager, Mac Corthell, Engineering Section Manager, Sam Miller, Engineer Technician, Landon Sheckard.

GUESTS IN ATTENDANCE

Present: 3J Consulting Representative, Violet Brown.

CONSENT AGENDA

A. Planning Commission Meeting Minutes – May 7, 2025

ACTION:

Commissioner Ancell moved to approve the Consent Agenda for May 7, 2025 Meeting Minutes with corrections; Commissioner Potts seconded.

AYES: Hodgkinson, Ancell, Ornelas, Potts, Eaglebear. **Motion passed 5-0-0.**

NAYS: None.

ABSENTIONS: None.

PUBLIC HEARING

None.

PUBLIC COMMENT

A public comment was received by Paige Lantz regarding the UGB, and is included at the end of these minutes.

GENERAL BUSINESS

Senior Planner, Dan Zinder gave an overview of "Goal 14" before introducing 3J Consulting Representative, Violet Brown to give the UGB presentation.

3J Consulting Representative, Violet Brown explained where we are currently at with the expansion process and let everyone know that the presentation she will be presenting is just a draft and that the City staff will have work to do with this expansion into March of 2026. Mrs. Brown stated that her work is to evaluate land to bring into the UGB based on Goal 14's efficiency measures and come up with a draft analysis on a factual basis. Once the amendment gets adopted by the city, it then needs to be adopted by the County. Once this is done, Violet says it goes to the Department of Land Conservation and Development where they can either approve or deny the plan. Mrs. Brown mentioned there is an option for a legislative override if you do get a denial by the DLCD, saying "if we apply the rules, we will get a negative outcome therefore we are asking for the legislature to allow us to not apply the rules the way that they stand." Brown states that other jurisdictions have told the DLCD that applying the rules isn't in the spirit of goal 14.

Brown states Molalla will grow 5432 people (using birth and death rates) by 2042, breaking it down to 928 new units, approximately 227 acres of land needed. Brown states this means the land need for employment is 4 sites

of 5-10 acres, 4 sites of 10-20 acres and 2 sites greater than 20 acres. Brown has drawn the boundary lines around the city maps to identify sub-areas to then study which lands can be brought in efficiently. Brown reminded everyone that to expand the UGB, all the exception land must be brought in first to consider other lands. She added that the two 20-acre lots are an exception because these sites cannot be found inside the exception lands currently. Mrs. Brown will leave the city with her report, an analysis of what could be done, and in the meantime the City staff will need to do the due diligence on the next steps required.

STAFF COMMUNICATION

- **Associate Planner, Jamie Viveiros**, nothing to add.
- **Community Development Technician, Jessica Wirth**, nothing to add.
- **Senior Planner, Dan Zinder**, noted efficiency measures (changing Additional Dwelling Units, ADU applications to a Type 1 planning application) Molalla City Council approved in March and adopted. ODOT challenged it due to the transportation planning rule, wanted more robust findings.

COMMISSION COMMUNICATION

- **Commissioner Ancell**, nothing to report.
- **Commissioner Hodgkinson**, nothing to report.
- **Commissioner Ornelas**, nothing to report.
- **Commissioner Potts**, nothing to report.
- **Chair Eaglebear**, mentioned he had been to the Middle School meeting. Adjustments were made to the plans and were well received, has been sent to the City.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 7:52pm.

**PLANNING COMMISSION MEETINGS CAN BE VIEWED IN ITS ENTIRETY ON YOUTUBE
“MOLALLA PLANNING COMMISSION – JUNE 4, 2025”**

Doug Eaglebear, Planning Commission Chair

Date

Submitted by: _____
Jessica Wirth, Community Development Technician

Date

Attest: _____
Mac Corthell, Assistant City Manager

Date



Housing Production Strategy & Urban Growth Boundary Expansion Project

Planning Commission Briefing #2
June 4th 2025, 6:30pm – 8:30pm



Agenda

- Project Overview
- UGB Expansion Process
 - Schedule & Legal Framework for Boundary Expansion
 - Summary of Community Engagement
 - Review of Parcel Prioritization
 - Statewide Planning Goal 14 Location Factors by Subarea
- Next Steps

UGB Expansion

Molalla UGB Expansion Process

- 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*
- Evaluate subareas according to Goal 14 location factors– *May 2025*
- Present analysis to PC & CC– *June 2025*
- UGB Amendment Adoption by City & by County
- Approval/Denial by DLCDD with potential for legislative override (e.g. Roseburg)

EOA & HNA Land Need

- Population forecasted to be 5,432 new people with a housing need of 1,996 new units between 2023 and 2042
- After efficiency measures, remaining housing need = **928** units across 182.29 residential acres (R1,R2) (**227.79** acres once 25% adjustment for infrastructure such as street and utilities easements and parks)
- Employment land goal is to accommodate:
 - 2 sites >20 acres
 - 4 sites 10-20 acres
 - 4 sites 5-10 acres

TAC Meeting Discussion Goals

- Questions or concerns with the information presented
- Additional data sources that could be added to the analysis
- Development potential or constraints of each subarea

Parcel Prioritization

Priorities for UGB Inclusion

1st Priority

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

2nd Priority

- Marginal lands (none)

3rd Priority

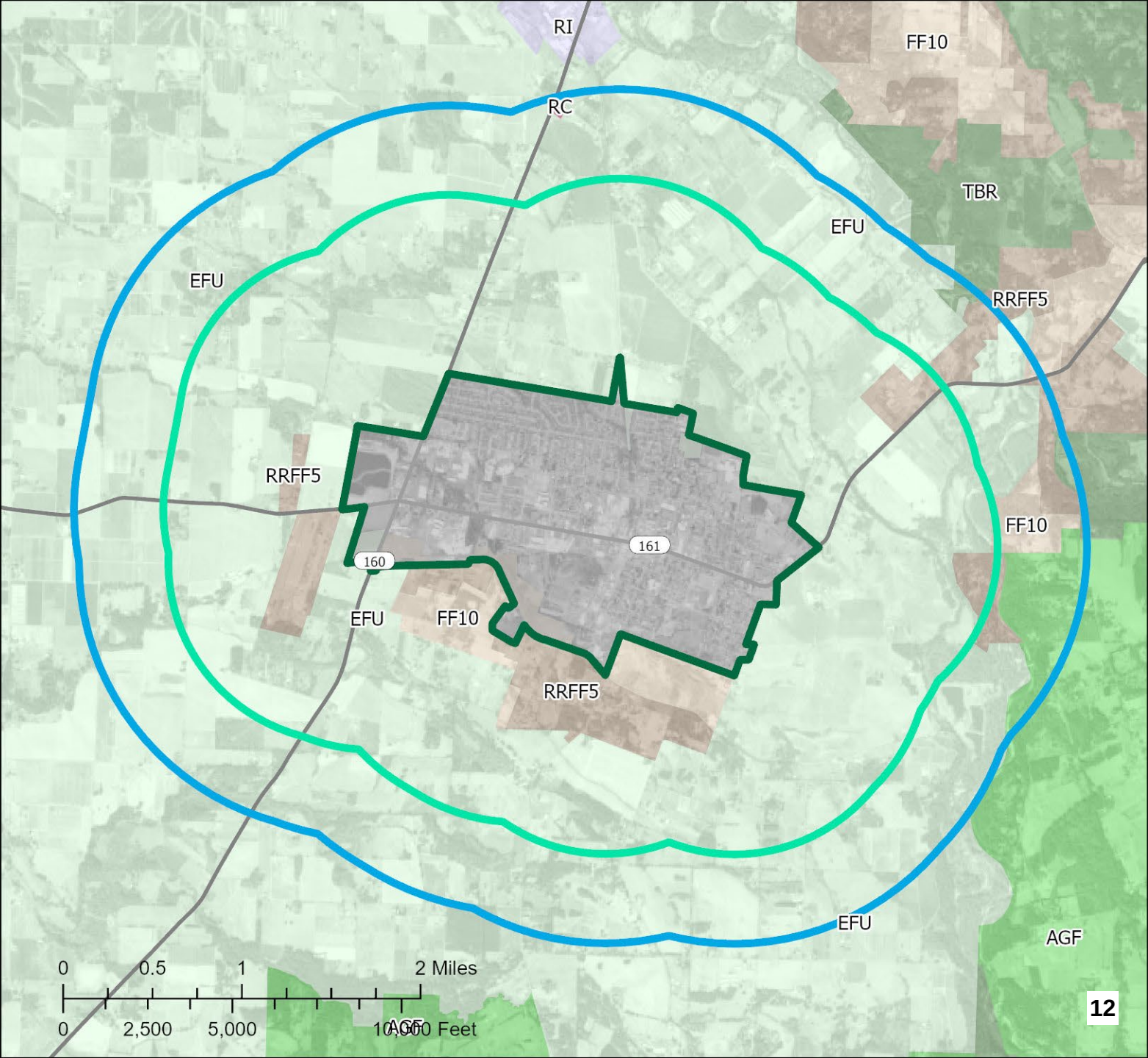
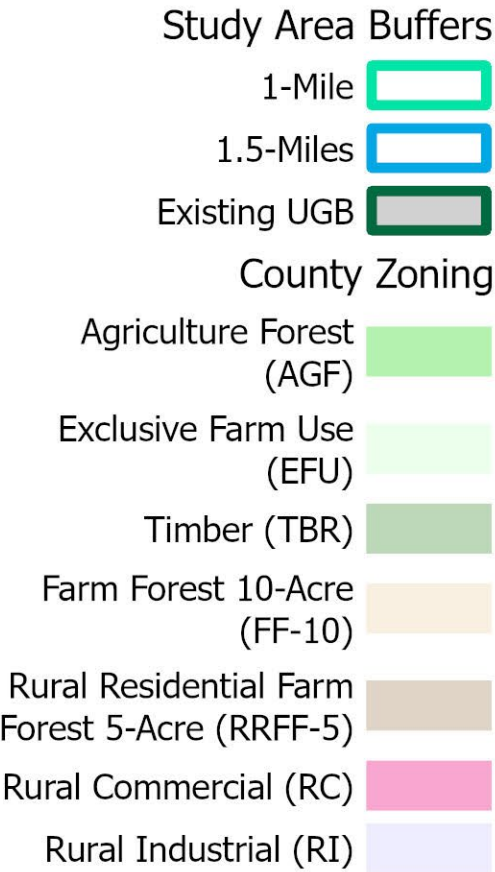
- Resource lands that are not high value farmland

4th Priority

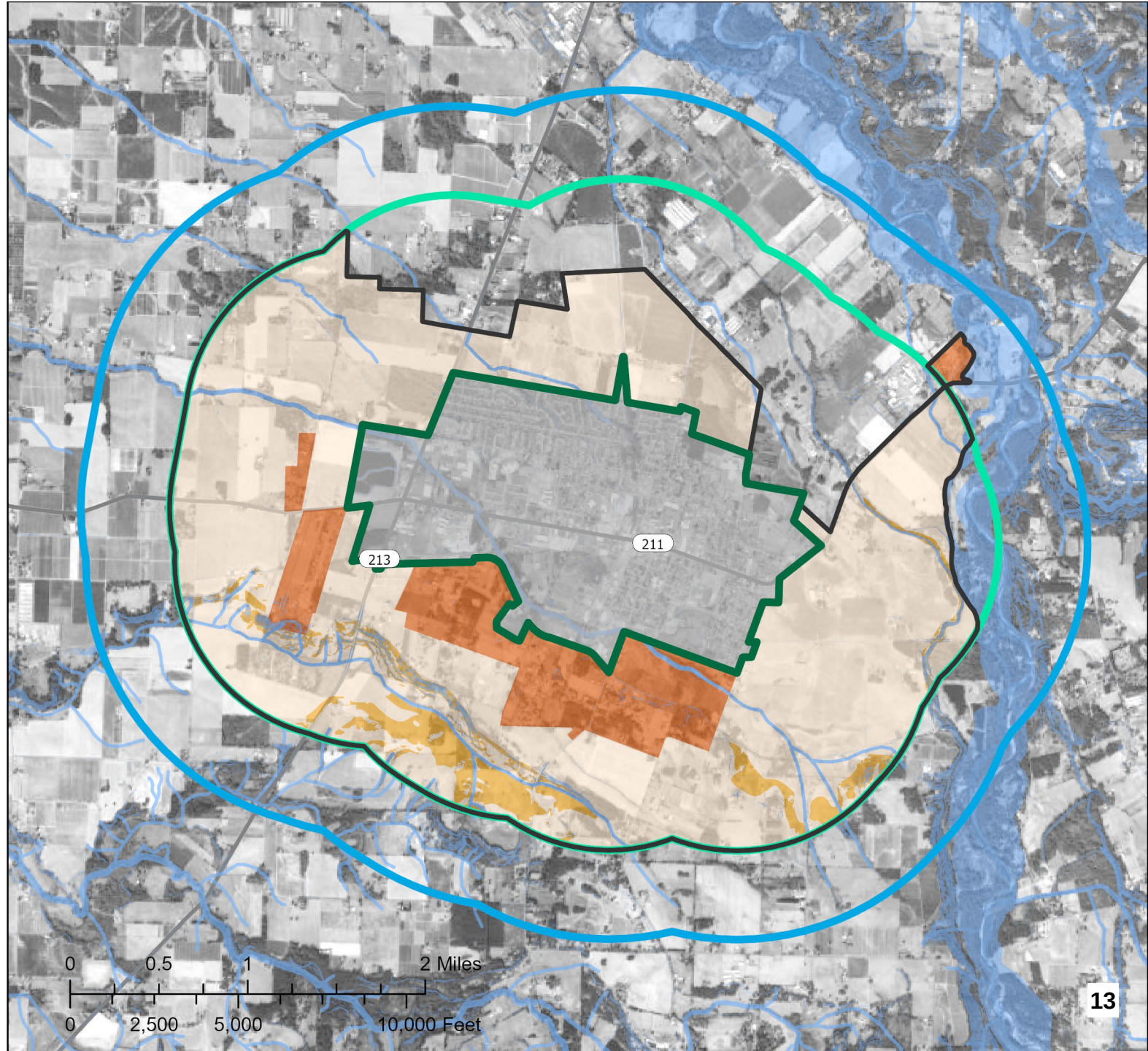
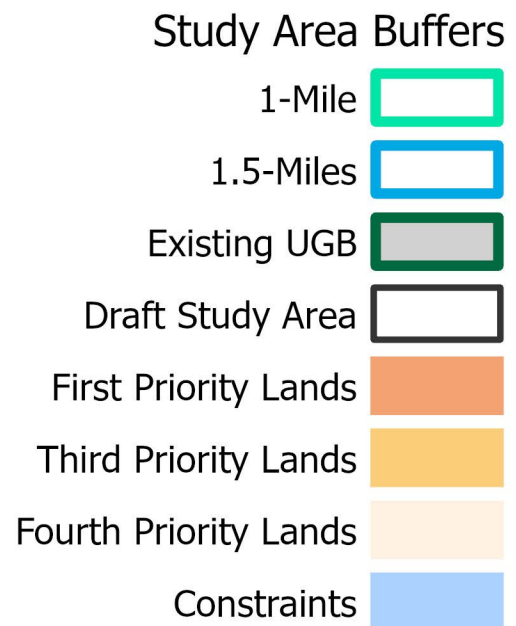
- Resource lands that are high value farmland, including prime and unique soils

Parcel Prioritization

County Zoning



Final UGB Study Area



Public Meeting on UGB

- Handouts included FAQ and Comment Form with maps
- Large map with clear streets delineation in the back of the room
- Approximately 100 in attendance
- Q&A on the annexation process, the impact on infrastructure (mostly water supply and traffic), and some reluctance to accommodate growth, particularly by those to the south who expressed a right to “quiet enjoyment of the land”.
- Online survey was open for two weeks with 41 responses were mixed between support and opposition to expansion

Location Factors by Study Areas

Goal 14 Location Factors

1. Efficient Accommodation of Need

- Proximity, Parcel size, and Buildable land

2. Orderly & Economic Provision of Public Facilities & Services

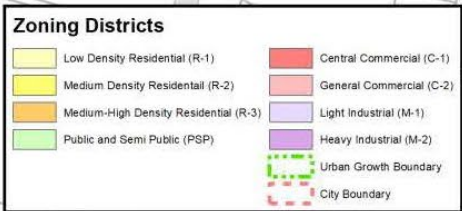
- Water, Sewer, Transportation, and Stormwater

3. Environmental, Economic, Social & Energy Consequences

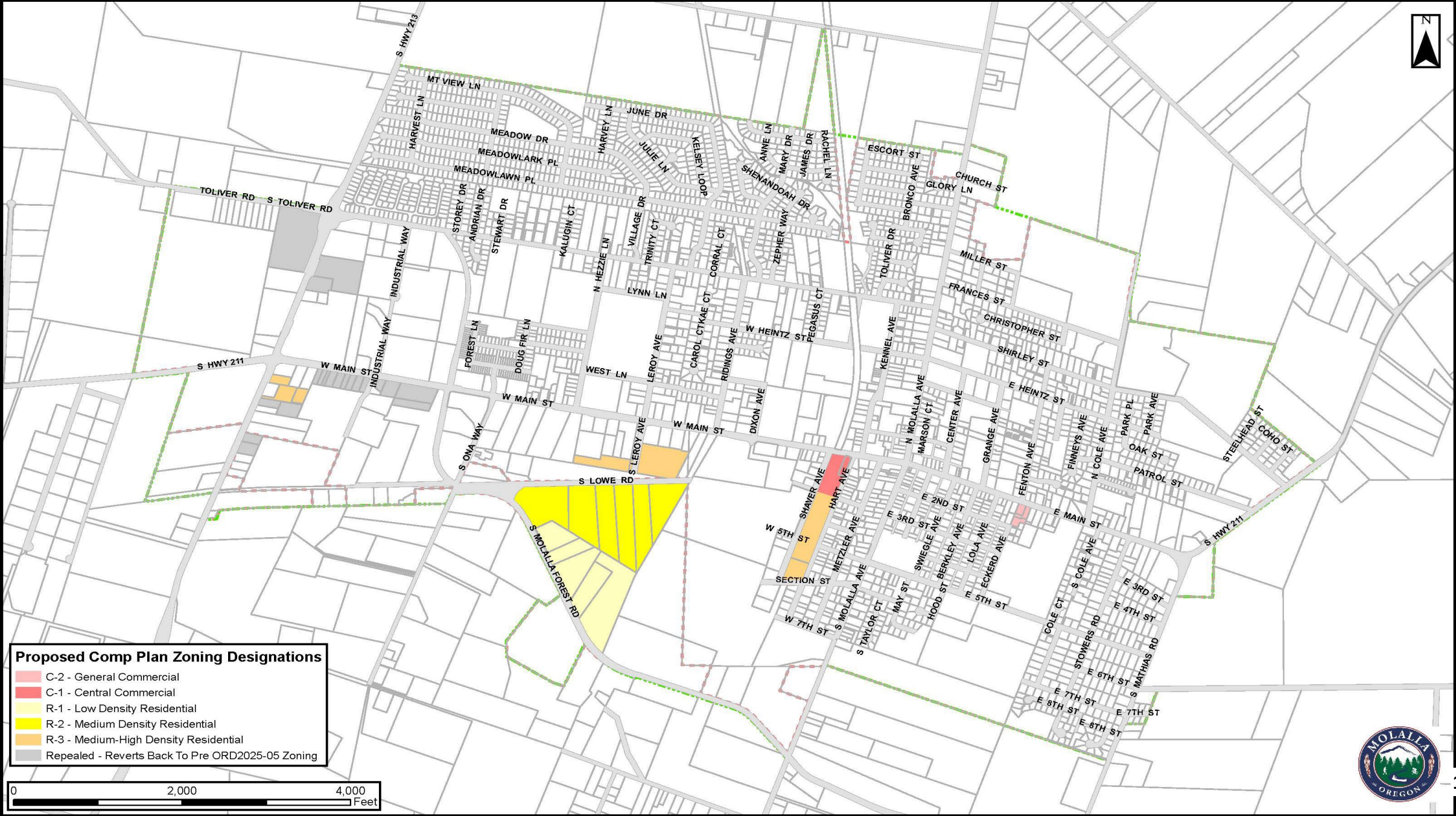
- **Economic:** Cost of land/transportation facilities/utilities/services, Parcel size, and Development potential
- **Social:** Ease of access to services and amenities, such as schools, parks, library, commercial services, and Compatible nearby uses
- **Environmental:** Hazard Risk (slope, floodplain) and Goal 5 resources present
- **Energy:** Amount of travel required to and from daily services and amenities, Infrastructure improvements needed to serve development, such as road construction/improvements, pipe upsizing, and water or wastewater pumps

4. Agricultural & Forest Compatibility

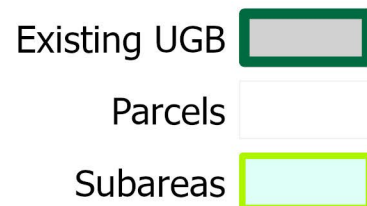
- Increased traffic, Conflicts with water availability and delivery, Flooding, Introduction of weeds or pests, Damage to crops or livestock, Trespassing, litter (including harmful pet waste), and vandalism



ORD2025-07 Comprehensive Plan Map Zone Changes



Subarea Analysis: Residential Need

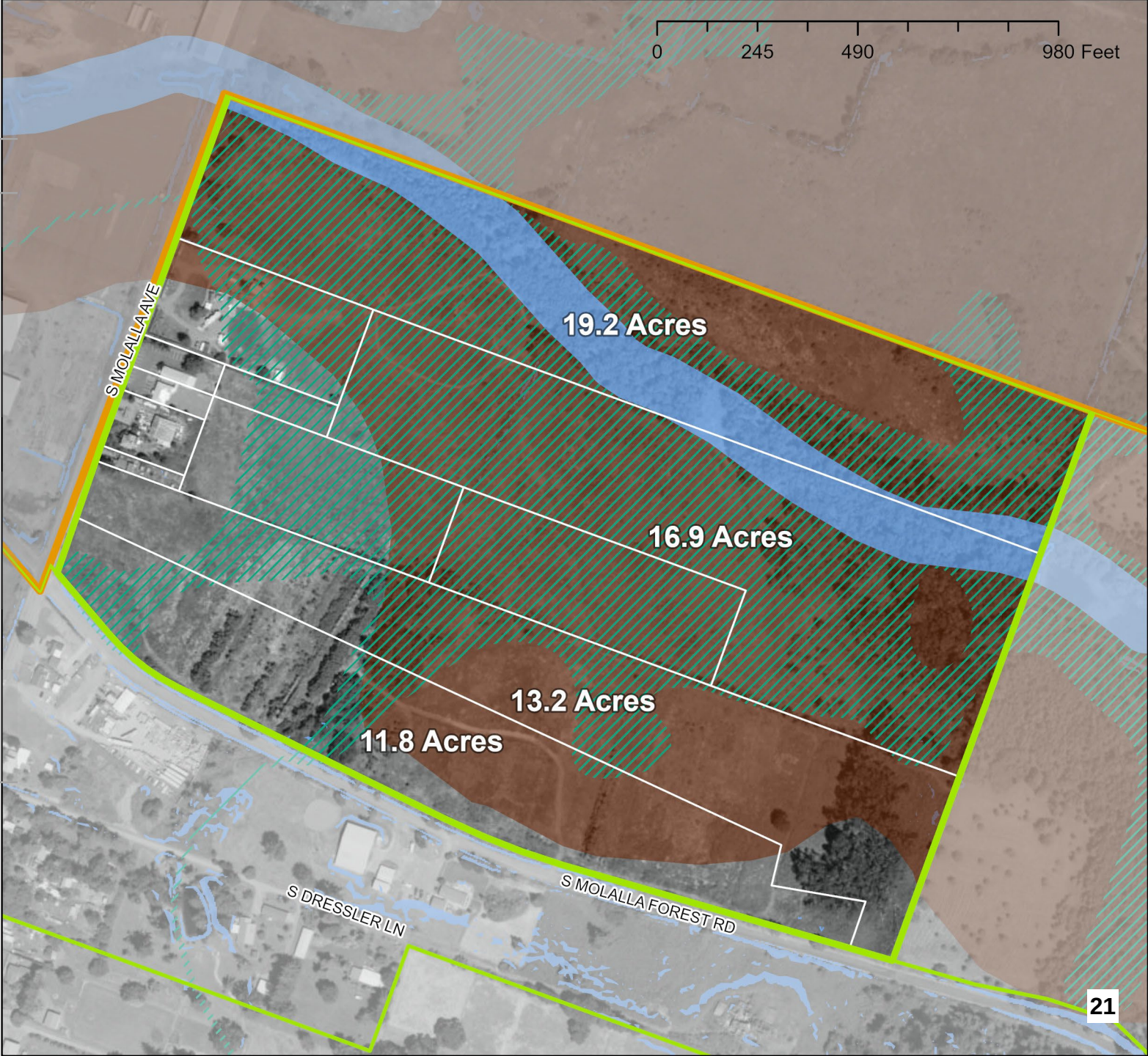




Subarea 2

Gross Acres	74 acres
Buildable Acres	67.7 acres
Housing Capacity	240
Industrial Lots	4 on 54 buildable acres 2 with access on S Molalla Forest Rd (MFR)
Proximity	Contiguous
Infrastructure	Sewer along Molalla Ave cannot accommodate additional flow; would require lift station over Bear Creek
Compatible Uses	Abuts city park and industrial
Goal 5 Implications	Hydric soils could be locally significant wetlands that would limit development potential

- Existing UGB
- Subareas
- Constraints
- Wetlands
- Hydric Soils





Subarea 3

Gross Acres	90.7 acres
Buildable Acres	67.6 acres
Housing Capacity	317
Industrial Lots	6 on 47.7 buildable acres With access on S Molalla Ave and S Dressler Ln
Proximity	Contiguous
Infrastructure	Could extend sewer along Mathias RD. Lines are 8" and designed only for the subdivision they serve. 12" waterline at S Molalla Ave and Molalla Forest RD. 8" waterline on Mathias RD at southern town boundary.
Compatible Uses	Near city park, industrial, and rural residential
Goal 7 Implications	Flooding reported

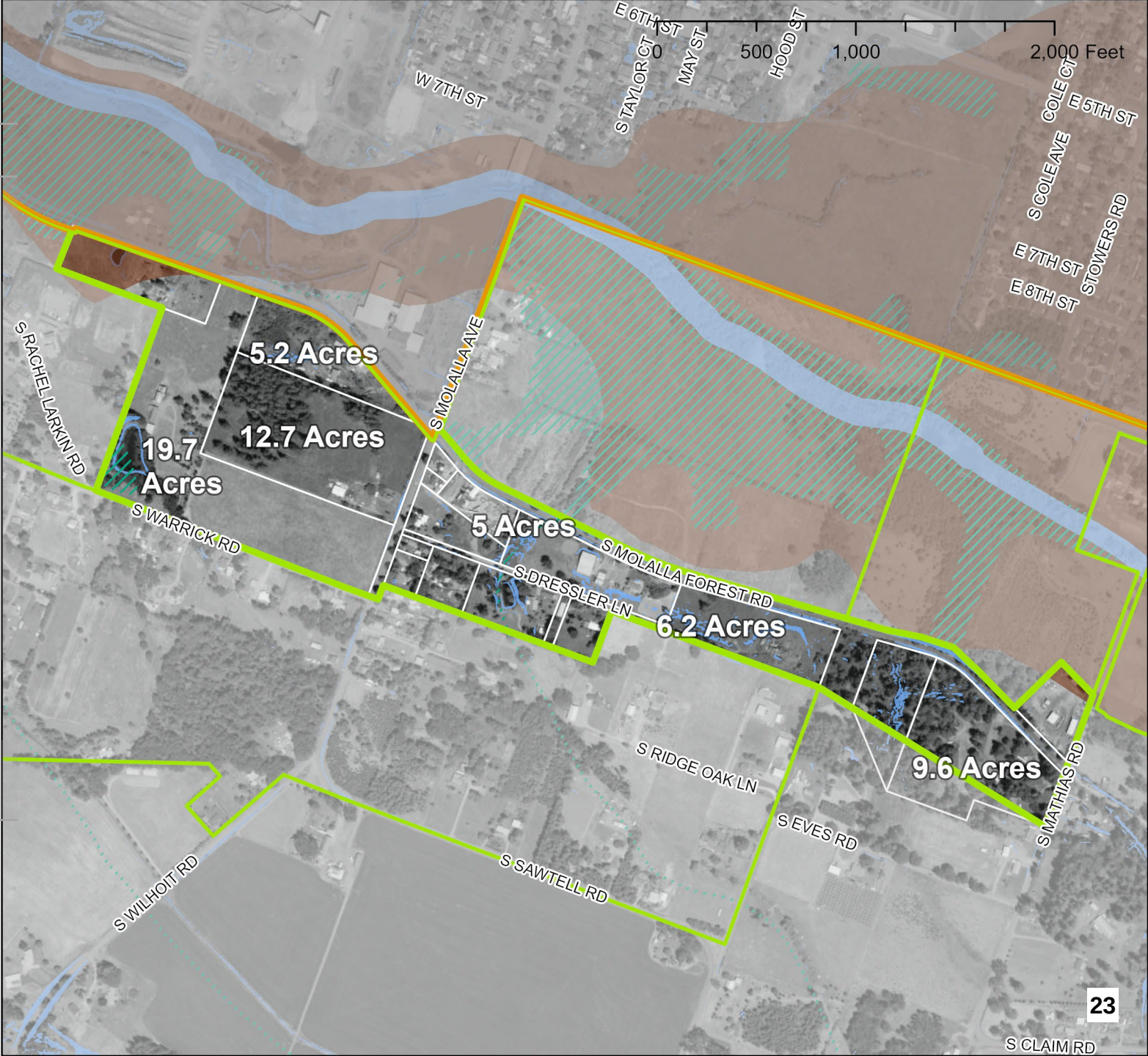
Existing UGB

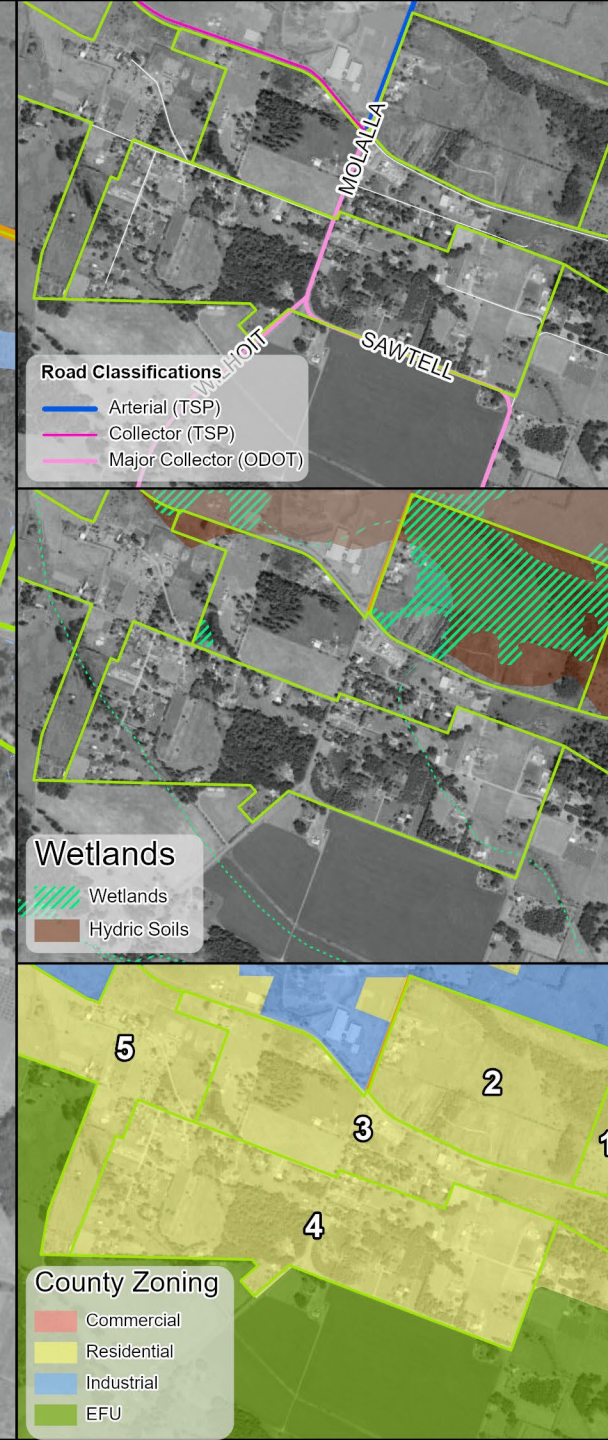
Subareas

Constraints

Wetlands

Hydric Soils





Subarea 4

Gross Acres	130.2 acres
Buildable Acres	130.1 acres
Housing Capacity	382
Industrial Lots	11 on 70 buildable acres With access on S Molalla Ave, S Sawtell Rd, and S Ridge Oak Ln
Proximity	Not Contiguous
Infrastructure	There is water nearly to the City limits on S Mathias RD but no sewer until 7th ST. Could extend sewer along Mathias RD. Lines are 8" and designed only for the subdivision they serve.
Compatible Uses	Near rural residential with some farm use
Goal 7 Implications	Flooding reported

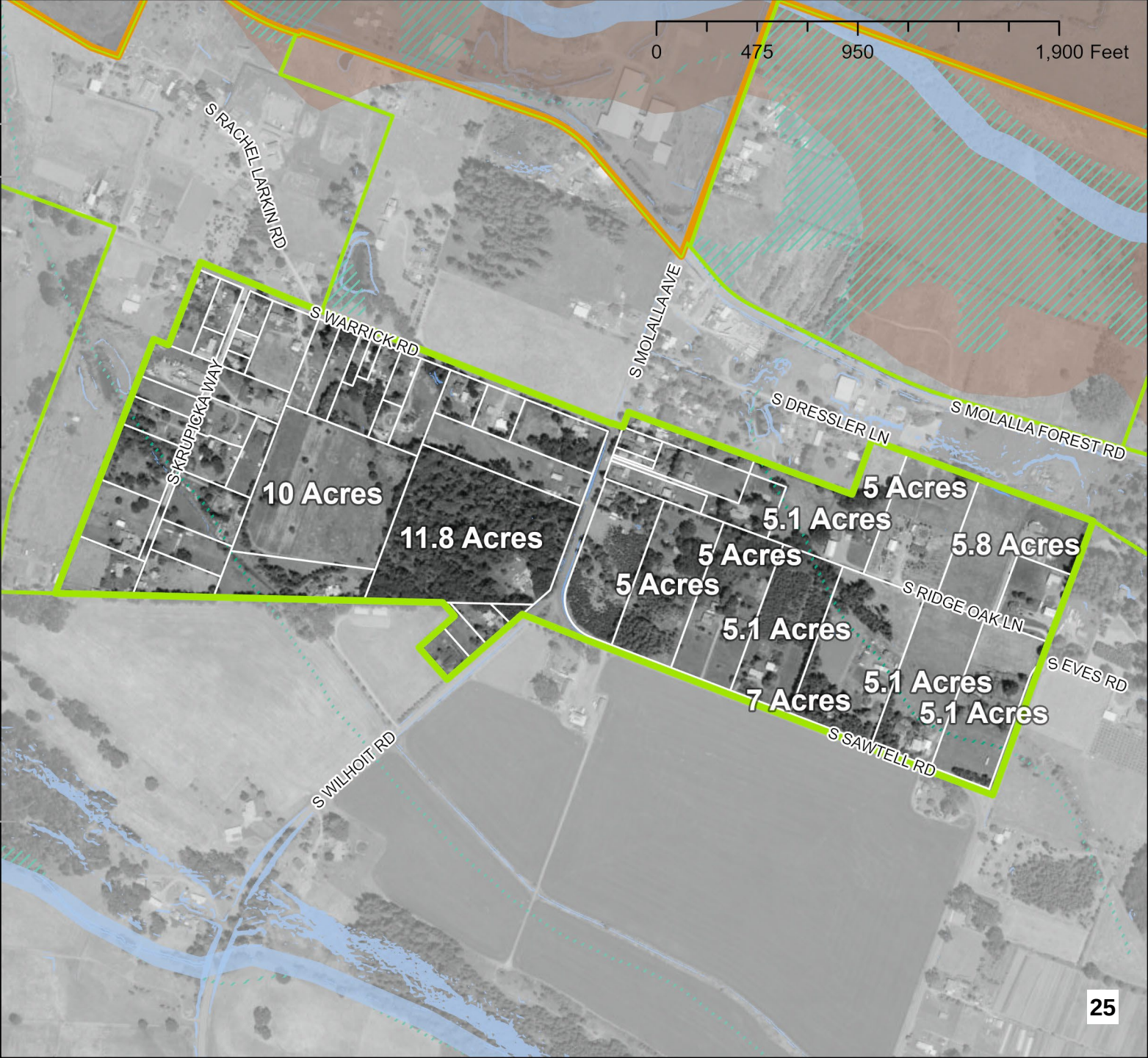
Existing UGB

Subareas

Constraints

Wetlands

Hydric Soils





Sewer Mains

Storm Mains

Water Mains

Existing UGB

Subareas

Goal 5 Constraints

ODOT Road Class

- Minor Arterial
- Major Collector
- Local Road

Wetlands

- Wetlands
- Hydric Soils

County Zoning

- Commercial
- Residential
- Industrial
- EFU

Map Details: The top inset map shows the regional context with roads HEZZIE, LEROY, TOLVER, 211, 213, MOLALLA, 5TH, FEYREF PARK, WILHOT, and SAWTELL. The bottom inset map shows a numbered grid of subareas 1 through 7.

Subarea 5

Gross Acres	75 acres
Buildable Acres	75 acres
Housing Capacity	280
Industrial Lots	5 on 46 buildable acres With limited access on Warrick
Proximity	Contiguous
Infrastructure	Would need to extend water sewer likely down Molalla Forest Road with a likely lift station at MFR/Ona WY. Limited access to many parcels
Compatible Uses	Near residential and agriculture
Goal 7 Implications	Flooding reported

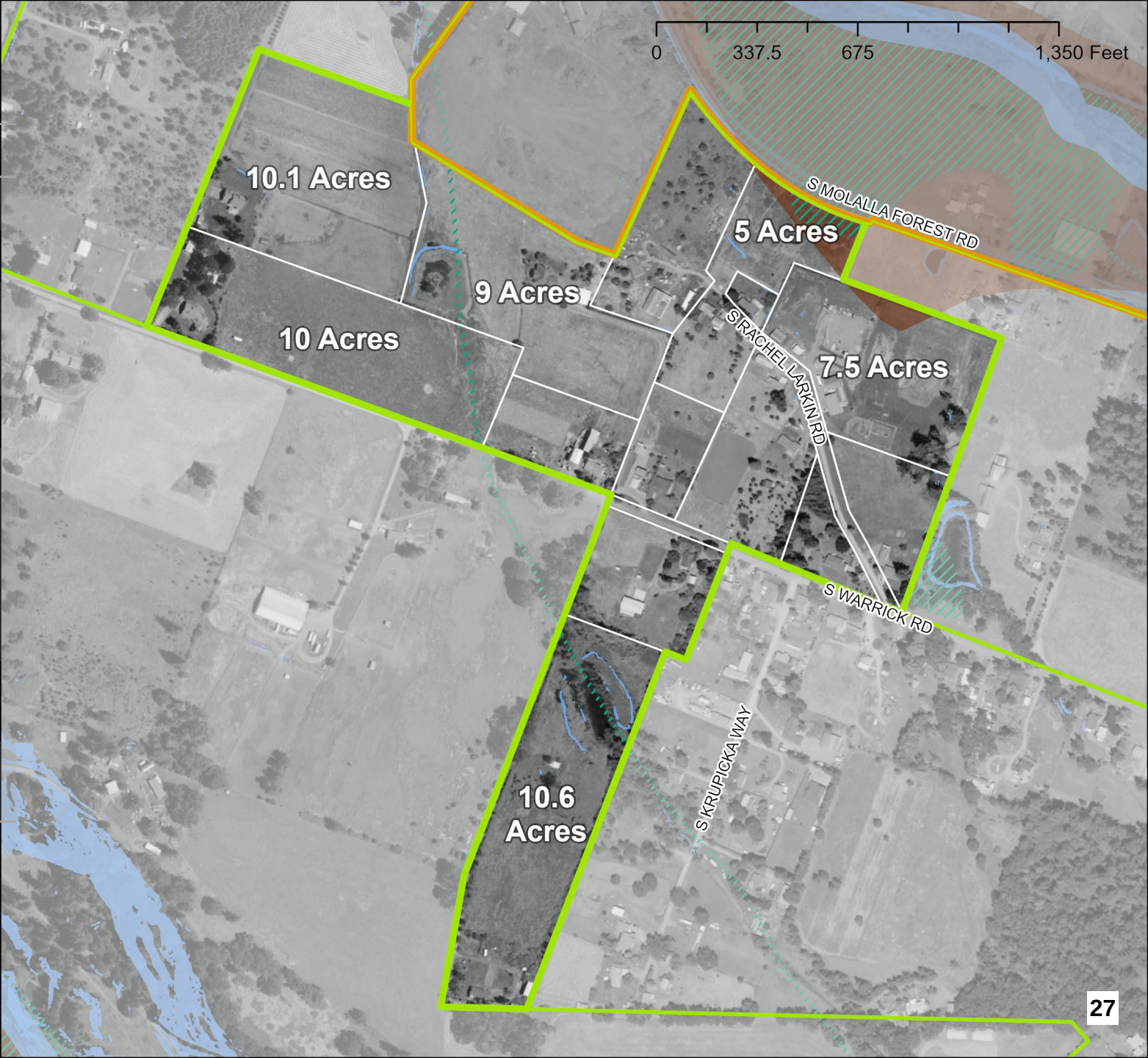
Existing UGB

Subareas

Constraints

Wetlands

Hydric Soils

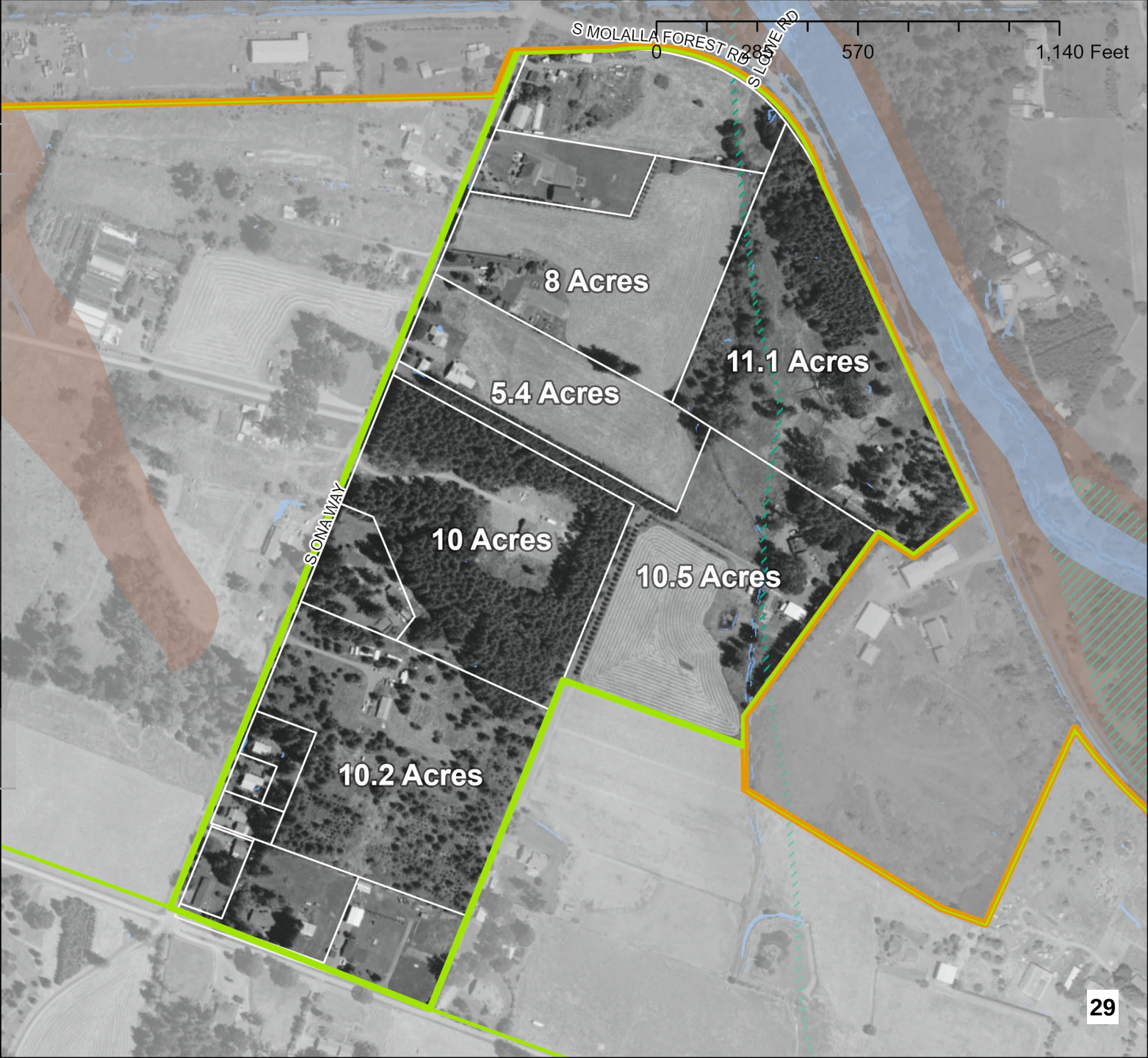


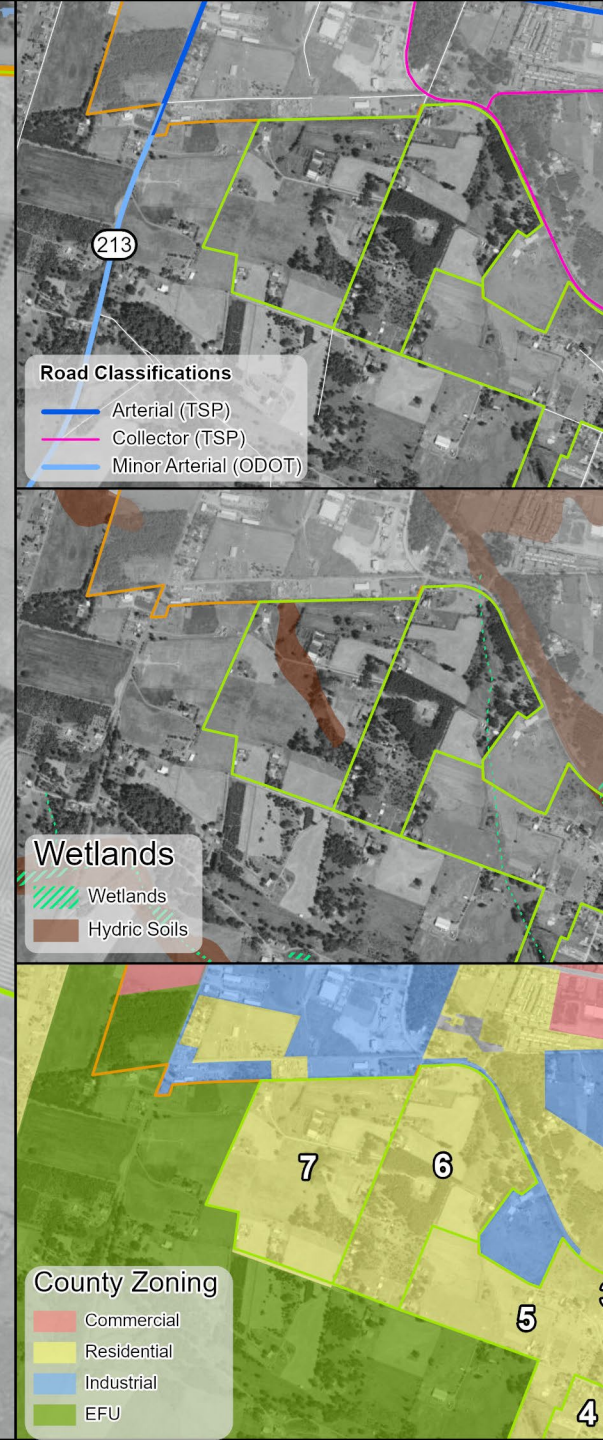


Subarea 6

Gross Acres	69.6 acres
Buildable Acres	69.6 acres
Housing Capacity	239
Industrial Lots	6 on 55 buildable acres With access on S Ona WY
Proximity	Contiguous
Infrastructure	Two 8" sanitary lines in the vicinity of the northern portion of this property. One along S Ona WY (north of Bear Creek) and one along MFR and S Lowe RD. 8" waterline to city limits along S Ona WY.
Compatible Uses	Near residential and agriculture
Goal 5 Implications	Some hydric soils and creek adjacent; flooding

- Existing UGB
- Subareas
- Constraints
- Wetlands
- Hydric Soils





Subarea 7

Gross Acres	76.1 acres
Buildable Acres	76.1 acres
Housing Capacity	291
Industrial Lots	8 on 58 buildable acres With access on S Ona WY
Proximity	Contiguous
Infrastructure	Similar to section 6. Opportunity for sewer/water to lines in OR-213. 12" waterline ends at Cromptons . Sewer ends ~135ft N of the city limits. Potential gravity connection with extensive upsizing and extension of sewer.
Compatible Uses	Near residential and agriculture with heavy traffic on 211
Goal 5 Implications	Hydric soils could be locally significant

Existing UGB

Subareas

Constraints

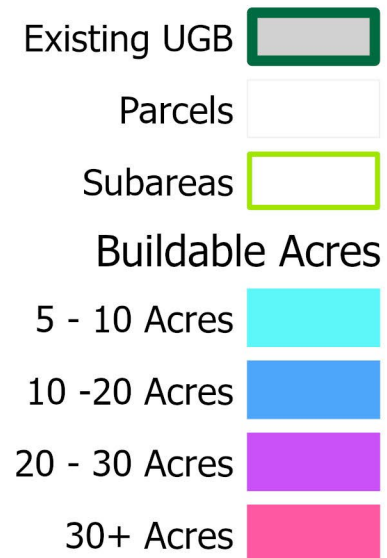
Wetlands

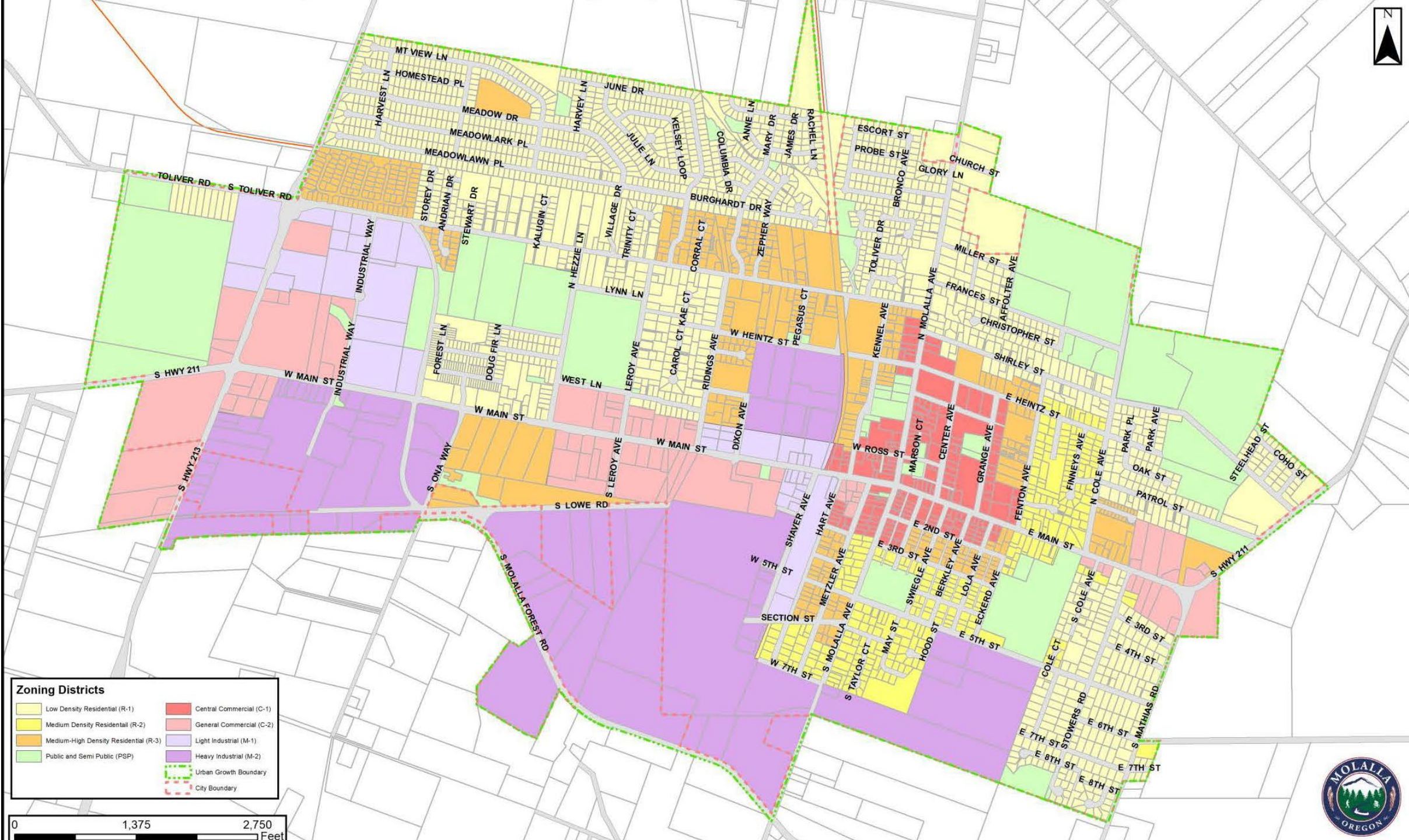
Hydric Soils



Subarea Analysis: Employment

8 industrial parcels on
~80 acres leaves room
for 1,731 housing units





Questions?

Next Steps

**City Council
Goal 14 Briefing**

6/11

March
2026

**Boundary
Adoption**



Thank you!