



**CITY OF MOLALLA
- PLANNING COMMISSION
AGENDA**

Molalla Civic Center 315 Kennel Ave Molalla, OR 97038
Wednesday, March 4, 2026 | 6:30 PM

NOTICE: - will hold this meeting in-person and through Live-Streaming on the City's YouTube channel, City of Molalla | Oregon. 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 & FLAG SALUTE**
- 2. ROLL CALL**
- 3. PRESENTATIONS, PROCLAMATIONS & CEREMONIES**
 - a. [Support Staff Introduction](#)
- 4. CONSENT AGENDA**
 - a. [Planning Commission Meeting Minutes - February 04, 2026](#)
- 5. PUBLIC COMMENT & WRITTEN COMMUNICATIONS**

Citizens are allowed up to three (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.

- 6. PUBLIC HEARINGS**
- 7. GENERAL BUSINESS**
 - a. [Discussion of Mural Code Creation \(C. Davis\)](#)
- 8. STAFF COMMUNICATION**
- 9. COMMISSION COMMUNICATION**
- 10. ADJOURN**

Agenda posted on 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

Staff Report

Agenda Category: PRESENTATIONS, PROCLAMATIONS & CEREMONIES

Agenda Date: Wednesday, March 4, 2026

Submitted by: Mac Corthell, Assistant City Manager

Approved by: Dan Huff, City Manager

SUBJECT: Support Staff Introduction

BACKGROUND:

Introduction of new support staff assigned to facilitate Planning Commission meetings. One small change: a notebook has been placed at each seat. Notebooks are intended to replace individual loose note pages and will remain with the Commission materials at the conclusion of each meeting. Notebooks are not to be taken home, as this practice supports the City's compliance with Public Records and Public Meetings Law.



CITY OF MOLALLA

Staff Report

Agenda Category: CONSENT AGENDA

Agenda Date: Wednesday, March 4, 2026

Submitted by: Mac Corthell, Assistant City Manager

Approved by: Dan Huff, City Manager

SUBJECT: Planning Commission Meeting Minutes - February 04, 2026

ATTACHMENTS:

[Planning Commission Meeting - February 04, 2026](#)



City of Molalla
Planning Commission - Regular Meeting Minutes
February 4, 2026
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Planning Commission Meeting of February 4, 2026, was called to order by Chairman Doug Eaglebear at 6:36 pm.

COMMISSIONER ATTENDANCE

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

Absent: Commissioner Connie Sharp

STAFF IN ATTENDANCE

Present: Community Development Technician, Jessica Wirth, Planning Manager, Dan Zinder, and Associate Planner, Claressa Davis.

Absent: Assistant City Manager, Mac Corthell

CONSENT AGENDA

A. Planning Commission Meeting Minutes – January 7, 2026

ACTION:

Commissioner Ancell moved to approve the Consent Agenda for January 7, 2026 Meeting Minutes; Commissioner Rickey seconded. **Motion passed 5-0**

AYES: Ancell, Ornelas, Potts, Rickey, Eaglebear.

NAYS: None.

ABSENTIONS: None.

PUBLIC COMMENT

None.

GENERAL BUSINESS:

A. Hezzie Lane Right-of-Way Vacation Recommendation

Associate Planner Davis presented a staff report and requested Planning Commission recommendation to City Council regarding a proposed right-of-way vacation for Hezzie Lane further sharing the right-of-way in question is a strip of land adjacent to Molalla Middle School that currently separates the school from its athletic fields.

ACTION:

Commissioner Ancell motioned to recommend City Council vacate Hezzie Lane right-of-way; Commissioner Potts seconded.

Motion passed 5-0

AYES: Ancell, Ornelas, Potts, Rickey, Eaglebear.

NAYS: None.

ABSENTIONS: None.

B. Housing Needs Analysis (HNA) Update

Planning Manager Zinder, shared the City had used 2022 population data for its HNA adopted in 2023, however, newer forecasts projected roughly 2,000 fewer residents over the 20-year planning period. The City Council decided to continue with the existing HNA rather than start a new one, primarily because doing so would require additional grant funding that isn't guaranteed, added staff work, and would delay the Urban Growth Boundary (UGB) expansion from late 2026 to as far out as 2028-2029. The City will instead proceed with readopting the Housing Production Strategy in February, use an existing \$115,000 DLCDC grant to update Goal 14 Analysis, and move forward with the UGB amendment.

C. Planning Commission Vacancy Discussion

Community Development Technician Wirth, shared interest by Commission into opening up Planning Commission seats to out-of-town residents. Chairman Eaglebear read aloud portion of the Molalla Municipal Code provisions regarding Planning Commission residency requirements. Commission shared interest in a non-voting student seat. Direction was provided to staff to continue recruitment efforts.

STAFF COMMUNICATION

None.

COMMISSION COMMUNICATION

Chairman Eaglebear gave an update on what he can see of the start of construction with the Molalla Middle School.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 6:56pm.

For the complete video account of the Planning Commission Meeting, please visit the
City of Molalla official YouTube page
[City of Molalla | Oregon – February 04, 2026](#)

Doug Eaglebear, Planning Commission Chair

Prepared By:

Attest:

Crystal Robles, Deputy City Recorder

Mac Corthell, Assistant City Manager



CITY OF MOLALLA

Staff Report

Agenda Category: GENERAL BUSINESS

Agenda Date: Wednesday, March 4, 2026

Submitted by: Mac Corthell, Assistant City Manager

Approved by: Dan Huff, City Manager

SUBJECT: Discussion of Mural Code Creation (C. Davis)

RECOMMENDATION/RECOMMENDED MOTION:

See attached report for staff recommendations.

ATTACHMENTS:

[Staff Report Mural Code Discussion.pdf](#)



CITY OF MOLALLA

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

Staff Report

Agenda Category: General Business

March 4, 2026

From: Mac Corthell, Assistant City Manager
Approved by: Dan Huff, City Manager

SUBJECT: Mural Code Discussion

FISCAL IMPACT: N/A

RECOMMENDATION/RECOMMEND MOTION: Provide recommended direction for mural code.

BACKGROUND: Staff is seeking feedback regarding the creation of a mural code. Currently, City code does not permit murals. Staff have identified three options to adopt a mural code:

Option 1: No Restrictions

Under this "hands-off" approach, murals would be permitted on any property without content restrictions.

- **Pros:** Very easy to manage; easy for property owners to create murals.
- **Cons:** The City could not prevent murals containing profanity, obscene imagery, or offensive messaging.

Option 2: Content-Based Restrictions

The City could create rules about what can and cannot be painted (e.g., "no political messages" or "only historical themes").

- **Pros:** Provides City with control over mural content.
- **Cons:** High Legal Risk. Courts view this as a violation of free speech. This strategy often leads to expensive litigation.

Option 3: The Public Easement Method

This is a strategy currently used by at least six other Oregon cities. The property owner grants the City an "easement" for the wall where the mural will be.

- **Pros:** By granting an easement, the wall effectively becomes a public surface. The artwork is then classified as "Government Speech," which legally empowers the City to select or approve specific content.
- **Cons:** Slightly more administrative burden.

Staff Recommendation & Next Steps

Staff believes the Easement Method offers the best balance between protecting the City from legal challenges and ensuring that new murals contribute positively to our community's aesthetic.

Next Steps

Staff requests that the Planning Commission:

1. Provide feedback on the three options presented.
2. Issue a formal recommendation to the City Council regarding the preferred regulatory direction.