



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

Molalla Civic Center 315 Kennel Ave., Molalla, OR 97038
Tuesday, January 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. [Meeting minutes - December 4, 2024](#)

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

- A. [Draft Parks Master Plan \(Zinder/Alli Langley & Colin McArthur - Cameron McCarthy\)](#)

6. GENERAL BUSINESS

- A. [Senior Planner Zinder - Employment Opportunity Analysis \(EOA\) target industries and projected land need update.](#)

7. STAFF COMMUNICATION

8. COMMISSIONER COMMUNICATION

9. ADJOURN

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



City of Molalla
Planning Commission - Regular Meeting Minutes
December 04, 2024
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Planning Commission Meeting of December 04, 2024 was called to order by Commission Chair Doug Eaglebear at 6:34 pm.

COMMISSIONER ATTENDANCE

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

STAFF IN ATTENDANCE

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

CONSENT AGENDA

- A. Planning Commission Meeting Minutes – October 2, 2024
- B. Planning Commission Meeting Minutes – November 6, 2024

ACTION:

Commissioner Ancell moved to approve the Consent Agenda October 2, 2024 Meeting Minutes; Commissioner Sharp seconded.

Commissioner Ornelas moved to approve the Consent Agenda for November 6, 2024 Meeting Minutes noting error in Meeting Minute date on Planning Commission Agenda; Commissioner Potts seconded. Motion passed 6-0.

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

NAYS: None.

ABSENCES: None.

Assistant City Manager Mr. Corthell clarified the voting process for the Consent Agenda. He emphasized that there is no need to vote twice for items on the Consent Agenda, as they can all be voted on at once.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

- A. Draft Economic Opportunity Analysis

The Commission Chair opened Public Hearing at 6:43pm and asked Senior Planner Dan Zinder for Staff Report.

Senior Planner Zinder presented the draft Economic Opportunity Analysis (EOA), Employment Buildable Lands Inventory, and the Comprehensive and Development Plan Amendments presentation. Mr. Zinder introduced Jerry Johnson with Johnson Economics to update the Economic Opportunities Analysis and Goal 9 Comprehensive Plan section. The development code is part of its Urban Growth Boundaries Study Work Plan. Johnson Economics, along with MACPC and MIG, presented the draft analysis lands inventory, post-comprehensive plan, and development plan amendments for Planning Commission's comments and recommendation.

Johnson Economics, in collaboration with MIG, presented recommendations to the Planning Commission.

Mr. Jerry Johnson of Johnson Economics introduced the Economic Opportunities Analysis (EOA) process aimed at assessing employment needs and land capacity. The process involves forecasting demand, evaluating buildable land inventory, and addressing potential deficits to ensure sufficient capacity. Mr. Johnson noted the City of Molalla revealed nearly 3,800 jobs, with significant representation in agriculture, retail, education, and healthcare sectors. Target industries were identified as manufacturing, healthcare, retail, food services, construction, and arts, with a focus on increasing high-wage, local employment opportunities. The analysis projected a 1.9%-2.1% annual growth rate, resulting in over 2,000 new jobs in the next 20 years. Despite a surplus of industrial land, a shortage of larger, appropriately zoned sites may limit the City's ability to attract larger companies. Strategies discussed: rezoning, redevelopment, and potentially adjusting the Urban Growth Boundary (UGB) to address land-use constraints.

Matt Hastie, of MIG Consulting, explained the comparison of results of the EOA and how they coincide with the comprehensive plan and the development code recommendations. Matt explained how the land inventory works, including both vacant land and partially vacant land and how Molalla's vast majority in both commercial and industrial sites are under 5 acres. The results indicate that there isn't enough commercial land in the UGB to meet the 20-year demand but a surplus of industrial sites. Matt also discussed with Mr. Zinder about potentially swapping out commercial land for industrial land and the restrictions and necessities such as; visibility, exposure and access. Matt also recommended incorporating those goals and strategies not currently found in the comprehensive plan, streamlining that document to make it more concise and also some changes to unnecessary or outdated policies to be deleted from the comp plan.

PUBLIC COMMENT

Wendy Kellington, of Kellington Law, representing Sunny, the owner of Center Market in Molalla. Kellington proposed a modification of the Economic Opportunity Analysis (EOA) to recommend allowing fueling stations in downtown (C-1 zone) when mixed with a commercial use such as Center Market.

Gary Duffy, of Carson Energy, long standing business (relationship) of Sunny and supported adding a fueling station at Center Market, states Sunny could offer a total site offering if he combined a fueling station to Center Market.

Commissioner Chair Eaglebear closed the Public Hearing at 7:16pm.

ACTION:

Commissioner Ancell made a motion to recommend the draft Economic Opportunities Analysis be taken to Molalla City Council for Final Approval subject to comments and amendments purposed; Commissioner Ornelas seconded. Motion passed 5-0-1.

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

NAYS: None.

ABSENTIONS: Commissioner Rickey. (due to business relationship conflict.)

GENERAL BUSINESS

None.

STAFF COMMUNICATION

- **Engineering Section Manager Sam Miller**, nothing to report.
- **Assistant City Manager Mac Corthell** reported on the Wastewater Treatment Plant update, groundbreaking will be after January 1st, the water intake predesign is moving along well. Corthell stated the city is working on identifying a working well, looking for grants to foot the whole bill, Corthell also stated the Highschool crosswalk crossing N Molalla Ave is being worked on and designed by our Engineering Section Manager, Sam Miller and will have a flashing beacon enhancement.
Assistant City Manager Corthell discussed the important role of Planning Commissioners in influencing city policies; emphasized that while commissioners often feel their contributions seem minimal, they can significantly impact local policies, as seen in their recommendation to allow fuel stations in the downtown commercial zone. Mr. Corthell provided updates on projects including the Wastewater Treatment Plant, set to break ground soon pending permits, and progress on a Water Intake Project. Additionally, plans for studying secondary water sources from local wells are underway to ensure the city has backup plans for water supply, especially in emergencies. Mr. Corthell addressed safety improvements for a crosswalk near the high school, which will include a flashing beacon and construction funded by budget savings.
- **Community Development Technician Jessica Wirth**, Reminded everyone of Parks CPC Sign Making Class Fundraiser and how interested parties are able to register to participate.
- **Senior Planner Dan Zinder** nothing to report.

COMMISSION COMMUNICATION

- **Commissioner Ancell** nothing to report.
- **Commissioner Rickey** nothing to report.
- **Commissioner Sharp** mentioned the Christmas Tree Lighting and the Light Parade ~~this~~ Saturday, December 7th with the canned food drive. The Tree was donated by Munoz Tree Farm. Commissioner Sharp also reminded everyone of Community Christmas Caroling at Fox Park on December 14th.
- **Commissioner Ornelas** nothing to report.
- **Commissioner Potts** nothing to report.
- **Chair Eaglebear** nothing to report.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 7:31pm.

**PLANNING COMMISSION MEETINGS CAN BE VIEWED IN ITS ENTIRETY ON YOUTUBE
“MOLALLA PLANNING COMMISSION – DECEMBER 4, 2024”**

Doug Eaglebear, Planning Commission Chair

Date

Submitted by: _____
Jessica Wirth, Community Development Technician

Date

Attest: _____
Mac Corthell, Assistant City Manager

Date

Meeting Minute Attachments:

Mr. Zinder's presentation: draft EOA. (Economic Opportunities Analysis 2024)

NOTICE OF PUBLIC HEARING Parks Master Plan Draft

NOTICE OF PUBLIC HEARING: On Tuesday, January 7, 2025, the Molalla Planning Commission will conduct a public hearing to discuss the draft Parks Master Plan. This document provides a pathway to manage and develop existing parks and lays the foundation for future parks and public trail facilities in Molalla. This meeting precedes an adoption hearing with City Council, anticipated in February. Commission recommendations will be forwarded to City Council for the adoption hearing. The hearing will be held at 6:30 PM at the Molalla Civic Center; 315 Kennel Ave, Molalla OR, 97038.

You may attend, offer testimony, or seek information at the hearing. Written testimony will be received by the City of Molalla until the day of the hearing and should be addressed or emailed to: Planning Support Specialist, Jessica Wirth, PO Box 248, Molalla OR, 97038, jwirth@cityofmolalla.com; note that email is preferred. Please ensure your name and address are included in the written testimony.

A copy of the draft Parks Master Plan and staff report will be available for inspection at no cost at least seven (7) days prior to the hearing. Copies shall be provided at a reasonable cost upon request.

Economic Opportunities Analysis Updates (EOA)

Planning Commission

January 7, 2025



Previously In EOA discussions

- The draft available for the December Planning Commission meeting identified target industries, with forthcoming site need information upon recommendation from Planning Commission to City Council.
- DLCD advised to bring this information back for PC to determine whether to deliberate further on the new information. We present those findings tonight.
 - If yes, we can bring it to the February meeting.
 - If not, we'll proceed with bringing the plan to Council on the 22nd



Updates

The updates did not change overall stated land need (~73 acres surplus) but did provide further site specific need. This gives the City flexibility in our UGB expansion to bring in additional large sites for employment land even though we're currently operating at a surplus of our 20 year land supply. Existing sites cannot meet those needs. This

information will also bolster arguments for zone changes for more efficient use of properties currently in the UGB.



Data Centers

- Data centers have been an industry where our region has seen growth. City was approached by a data center in fall with a serious inquiry about locating in Molalla.
- Data Centers typically need a site between 20-100 acres. Our inquiry was regarding a site with 50-100 acres.
- The City's UGB currently does not have such a site with contiguous ownership.
- The need for such a site has been added to our 20 year forecast.



Forecasted Land Need

**FIGURE 7.7: ESTIMATE OF FORECASTED 20-YEAR SITE NEED
BY LAND USE AND SITE SIZE (ACRES)**

LAND USE	0 TO .9 acres	1 to 4.9 acres	5 to 9.9 acres	10 to 19.9 acres	20 to 29.9 acres	30 to 49.9 acres	50+ acres	TOTAL (sites)	TOTAL (acres)
Office	32	5	2	1	0	0	0	40	21
Institutional	4	3	2	0	0	0	0	9	13
Retail	39	4	2	1	0	0	0	46	36
Commercial Total:	75	12	6	2	0	0	0	95	70
Flex/B.P	1	5	2	1	0	0	0	9	18
Gen. Ind.	5	4	2	1	1	0	0	13	12
Warehouse	2	5	2	2	1	1	0	13	48
Industrial Total:	8	14	6	4	2	1	0	35	78
Data Center	0	0	0	0	0	0	1	1	50
TOTAL:	83	26	12	6	2	1	1	131	198

Source: Oregon Employment Department, BEA, Johnson Economics LLC

Available Sites

FIGURE 7.8: SUMMARY OF FORECASTED 20-YEAR SITE NEED VS. SITE SUPPLY
BY LAND USE AND SITE SIZE (ACRES), MOLALLA

