



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

CALL TO ORDER

The Molalla Planning Commission Meeting of May 07, 2025 was called to order by Chairman Doug Eaglebear at 6:30 pm.

COMMISSIONER ATTENDANCE

Present: Commission Chair Doug Eaglebear, Commissioner Kristy Hodgkinson, 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, Senior Planner, Dan Zinder and Associate Planner, Jamie Viveiros.

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

GUESTS IN ATTENDANCE

Present:

CONSENT AGENDA

- A. Planning Commission Meeting Minutes – April 4, 2025

ACTION:

Commissioner Ancell moved to approve the Consent Agenda for April 4, 2025 Meeting Minutes; Commissioner Potts seconded.

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

NAYS: None.

ABSENTIONS: None.

PUBLIC HEARING

None.

GENERAL BUSINESS

- A. Community Development Technician, Jessica Wirth, introduced Kristy Hodgkinson, newly appointed Planning Commissioner. Miss Wirth added that City Council's vote for Mrs. Hodgkinson was 7-0, and Mrs. Hodgkinson has been a member of the Parks CPC for a few years.
- B. Code Compliance Specialist, Kyle Murphy, presented on RV Street Parking, stating our current code language is difficult to enforce therefore asking Planning Commission for their thoughts on changing the parking code. Mr. Murphy explained what nearby cities are doing and how he currently deals with these situations due to the code language. The code compliance program is complaint driven, Mr. Murphy points out that it is currently an administrative burden to keep track of parking and is looking to rework the code language. Commissioner Ancell asks if this parking issue is location specific, and recommended putting it back on to the Homeowner's Associations when that's the case. Mr. Murphy got a consensus from the commissioners that 72 hours is plenty of time for someone to have to utilize the RV parking on the streets.
- C. Senior Planner, Violet Brown with 3J Consulting, presented the Urban Growth Boundary update explaining the process and the next steps. Violet went into breaking down why the UGB is being updated, with the Economic Opportunity Analysis, the Housing Needs Analysis and the Housing Production Strategy with Efficiency Measures.

Mrs. Brown went on to explain the regions of the city that would be used for study areas, using priorities and statewide planning goal 14 location factors. She also explained that the DLC grant funding the research is to give the city an analysis of what could be done with what's available.

Mrs. Brown explained the Urban Growth Boundary, starting with what the UGB is not, and further going into detail of what the UGB's are used for.

- D. Mr. Zinder corrected agenda item 7.D, which read "HB" rather than "SB". This SB1537 means that a limited land use decision is not subject to the requirements of going through the quasi-judicial process. He simplifies by stating it lowers many Type 3 applications to a Type 2, which does not go to planning commission.

PUBLIC COMMENT

None.

STAFF COMMUNICATION

- **Associate Planner, Jamie Viveiros**, nothing to add.
- **Community Development Technician, Jessica Wirth**, nothing to add.
- **Senior Planner, Dan Zinder**, nothing to add.

COMMISSION COMMUNICATION

- **Commissioner Ancell**, nothing to report.
- **Commissioner Rickey**, nothing to report.
- **Commissioner Hodgkinson**, nothing to report.
- **Commissioner Ornelas**, nothing to report.
- **Commissioner Potts**, nothing to report.
- **Chair Eaglebear**, nothing to report.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 7:57pm.

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



Doug Eaglebear, Planning Commission Chair

6/4/25

Date

Submitted by: 

Jessica Wirth, Community Development Technician

6/5/25

Date

Attest: 

Mac Corthell, Assistant City Manager

6/8/25

Date