



City of Molalla  
Planning Commission - Regular Meeting Minutes  
February 05, 2025  
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

**CALL TO ORDER**

The Molalla Planning Commission Meeting of February 05, 2025 was called to order by Chairman Doug Eaglebear at 6:38 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, and Associate Planner, Jamie Viveiros.

Absent: Senior Planner, Dan Zinder, Senior Engineer, Sam Miller, and Engineer, Landon Sheckard.

**CONSENT AGENDA**

A. Planning Commission Meeting Minutes – January 7, 2025

**ACTION:**

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

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

NAYS: None.

ABSENTIONS: None.

**GENERAL BUSINESS**

A. 2025 Planning Commission Chairman and Vice Chairman Appointments.

**ACTION:**

Commissioner Sharp nominated Commissioner Eaglebear to be the Planning Commission Chairman; Commissioner Ornelas seconded.

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

NAYS: None.

ABSENTIONS: None.

**ACTION:**

Commissioner Sharp nominated Commissioner Ancell to be the Planning Commission Vice Chairman; Commissioner Rickey seconded.

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

NAYS: None.

ABSENTIONS: None.

B. Efficiency Measures Update/UGB Studies Update.

Senior Planner, Dan Zinder was absent due to illness.

Assistant City Manager, Mac Corthell presented the staff reports. Mr. Corthell summarized that City Staff recommendation is to change ADU's to a type 1 process to make it easier for people. This allows people to utilize their land and lower the administrative burden.

Mr. Corthell stated the other thing we wanted to talk about is the city's rezoning process. Staff has anticipated this will occur as part of the Urban Growth Boundary process in order to correct the urban design to the extent that we can with the underutilized properties.

Mr. Corthell presented the staff report for UGB Studies Update. Exhibit A – Current Comprehensive Zoning Map. Currently if you have land inside the city’s urban growth boundary and annex your property in, this map shows what your land will be zoned as. If your land was to get redeveloped, this map shows you what it would need to be redeveloped in accordance to the zoning standard. Exhibit B – Proposed Change Areas, currently industrial lands that are underutilized. Exhibit C - The proposed map shows the City Boundaries and the Urban Growth Boundary with the proposed changes, swapping a few industrial properties to residential, a few industrial properties to commercial, and one that’s Comp Plan zoned commercial proposing a swap to residential. Total acreage changes implications on that map; 80.8 unconstrained residential acres added, 22.56 unconstrained commercial acres added, and 103.36 unconstrained industrial acres removed. Exhibit D – Exception Lands, Mr. Corthell explained the 1, and 1.5 mile buffers for study lands that could be brought into the UGB. He then explained that the gray colored chunk on the map is the Urban Growth Boundary, the tan colored chunk of the map are the cities exception lands, where we have to go first when considering adding land to the UGB.

Mr. Corthell stated the idea is to move the industrial land need, rezone as much of the commercial and residential land need as we can inside the current UGB, focusing on moving the industrial area all to the south so there’s more of an industrial section of town. Corthell noted the other thing to consider is the constrained lands in the exception lands map are very difficult to develop into industrial because of access and many factors. Corthell mentioned that the wetland overlay in these areas could potentially be zoned to public and semi-public in order to preserve Green Space; they’re not buildable but they’re very valuable wetlands. In total, Mr. Corthell added, the idea would be to move as much residential lands into the city, as much industrial lands down to the south creating that industrial base with a good buffer of Molalla Forest Road and the natural wetlands between the residential and industrial.

*Mr. Corthell read the questions for Planning Commission from the presentation and these were the commissioner’s responses.* Commissioner Ancell indicates it’s just a step in the right direction for Molalla. Ancell asked if the City of Molalla should adopt a set of plans pre-approved by the state as an option for the applicants on an ADU. Ancell states it makes it easier for the applicant, the set of plans are pre-designed so there’s a cost savings there, pre-approved so an administrative cost savings, and it’s over the counter. Ancell’s only concern about ADU’s is parking; he doesn’t think the City should enforce parking but rather let them figure out their own situation.

Chairman Eaglebear asked where we stand on the mixed-use options and stated that he is for mixed-use. Eaglebear would like to explore the options of expanding mixed use.

Commissioner Potts questioned subdivisions with rules such as “no ADU’s”, if State Law trumps that. Commissioner Ancell answered yes, and added that Homeowner’s Associations (HOA) regulations have nothing to do with the state and cannot stop anything that the state regulates. Ancell mentioned House Bill 1145, and wants to protect out mixed-use if we’re going to expand on it.

Mr. Corthell asked if there were any other properties of interest to consider for rezoning. No properties were mentioned.

Ancell stated he really likes the industrial is going to try to go to one location rather than being scattered around town, especially if there’s an access road that could be put into HWY 213. Mr. Corthell agreed with Commissioner Ancell about the access road and that it would benefit the city in more ways because with the way industrial is scattered around town now, you have to beef up all those roads for durability of the use of trucks which is very costly.

Commissioner Sharp asked if the heavy industrial zones changing to residential means houses, or multi-family housing. Mr. Corthell answered that it’s a mix based on the results from the Housing Needs Analysis. Ancell added that it’s not bad because the residential will be new-build and will all be centrally located as opposed to being scattered around town.

Mr. Corthell asked if there are any areas on the map that should not be rezoned. No properties were mentioned.

Commissioner Ancell stated that he thinks using the exception lands to account for housing lands deficit are a plus, incorporating different lands in the correct direction. Ancell did question if the property to the West (located in the exception lands) is the Airport and doesn’t want to see the city go that direction, everybody loves the airport. Ancell then asked for clarity on where the industrial lands and residential lands will be moving to. Corthell asked where they would like to see it and clarified if the current industrial lands noted on Exhibit B, would be changed to mixed-use residential, moving the industrial lands south.

Mr. Corthell brought up one of the questions that may have been missed. “Which areas would be best for considering higher density housing, as required to meet HNA quotas?” Corthell added that this was what Commissioner Sharp was asking and added that mixed-use would be some of all; H1, H2 & H3. Chairman Eaglebear added in that it would make sense to put it in the centralized location on the map because it makes it slightly more walkable, closer to the school and the core. Eaglebear also

added that it's safer because of all the sidewalks and work the city has already done in that area. Corthell added that if the city does move the industrial down and change the current spots on the Exhibit C map, it would essentially break it all up like Commissioner Sharp was interested in doing. Eaglebear added that once that area starts getting developed, the developers will have to start mapping out sidewalks and access.

Commissioner Ancell asked if R-1 was still 5k lot size or if it lowered to 3,500. Corthell asked for clarification, Ancell rephrased to ask, if the lot size for R-1 is 5K square feet or if it has dropped down. Associate Planner Jamie Vivieros looked up the code and Corthell verified that it's 5K for single family unattached and 2,500 for common wall housing in R-1. Ancell raised awareness of the new codes and laws with the split of the lots and the fear of it getting ugly on the sewer side of things. Corthell added that housing is nice but when you flush your toilet, you need a pipe that's big enough to carry everything for everyone. Corthell added that it's kind of looking at one side of the issue and not the whole problem but he's seeing more people understand the bigger issue.

Mr. Corthell summarized saying he has heard from Sharp's concerns about the "Pod approach" on the mixed-use housing and from Eaglebear about having the higher density housing in that more central area.

#### **PUBLIC COMMENT**

None.

#### **PUBLIC HEARINGS**

None.

#### **STAFF COMMUNICATION**

**Assistant City Manager, Mac Corthell** mentioned that Chief Yelkus park is out to bid, phase 1. The Wastewater Treatment Plant has broken ground 1/17/25 but we've had a real issue finding the right rock, but moving along. Lola Water Sewer Storm and Street will be going out to bid in March. The new police facility is looking good, actually looking like a building.

**Associate Planner Jamie Vivieros** Introduced herself, happy to be here with a short commute from home. Viveiros is a certified planner and a certified flood plain manager.

**Community Development Technician, Jessica Wirth**, reminded all of the Community Visioning Survey, closing on 2/15. Share the Love is happening the month of February in Molalla, check out the events happening around town if you're wanting to support the cause.

**Assistant City Manager, Mac Corthell** added that this survey is to update the community vision of Molalla 2020-2030. It's really the city's strategic plan. The City Council adopts a strategic plan and policies with goals underneath that, and we're running out of strategic plan goals since the City Staff has been so productive.

#### **COMMISSION COMMUNICATION**

- **Commissioner Ancell** nothing to report.
- **Commissioner Rickey** nothing to report.
- **Commissioner Sharp** explained the back story of Share The Love for Jamie.
- **Commissioner Ornelas** nothing to report.
- **Commissioner Potts** nothing to report.
- **Chair Eaglebear** New designs for the new middle school will be held Tuesday 2/11 at 5:30pm at the middle school.

#### **ADJOURNMENT**

Chair Eaglebear adjourned the meeting at 7:28pm.

PLANNING COMMISSION MEETINGS CAN BE VIEWED IN ITS ENTIRETY ON YOUTUBE  
"MOLALLA PLANNING COMMISSION – FEBRUARY 5, 2025"

  
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Doug Eaglebear, Planning Commission Chair

3-5-25  
Date

Submitted by: Jenica Wirth  
Jessica Wirth, Community Development Technician

3/5/25  
Date

Attest:   
Mac Corthell, Assistant City Manager

3/5/25  
Date

- Meeting Minute Attachments:  
Mr. Zinder's Efficiency Measures Update Presentation.  
Mr. Zinder's UGB Studies Update Presentation.  
Community Visioning Survey