



City of Molalla  
Planning Commission - Regular Meeting  
Minutes – November 06, 2024  
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

**CALL TO ORDER**

The Molalla Planning Commission Meeting of November 06, 2024 was called to order by Commission Chair Doug Eaglebear at 6:32 pm.

**COMMISSIONER ATTENDANCE**

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

**STAFF IN ATTENDANCE**

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

City Recorder, Christie Teets updated City Staff and Commissioners on the updates in Oregon Public Meeting Law. She informed everyone that the Chair now has a script he will be reading from and the three major changes are; recording each vote individually by Miss Wirth calling role, in a vote if you abstain you must state a reason why, and when entering into a Public Hearing the Chair must state the time the Hearing opened out loud. She added that at the end of the meeting there no longer needs to be a motion to adjourn but that the Chair can state it's ended, and the time ended.

Ms. Teets also mentioned that the Consent Agenda for this evening had an error that needs corrected. Darcy Lightner is no longer a Planning Commissioner, and she was reflected as having approved a motion. There was an incorrect date listed, so staff has corrected the mistakes and requesting approval of the updated minutes. Teets also added that there was a duplication of meeting minutes which were not reflected on the agenda due to some technical difficulties, and there will need to be an amendment. Corrected minutes will be brought to the December meeting.

**CONSENT AGENDA**

- A. Planning Commission Meeting Minutes – September 4, 2024

**ACTION:**

Commissioner Ancell moved to approve the Consent Agenda, with amendments as stated; Commissioner Rickey seconded. Motion passed 6-0.

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

NAYS: None.

ABSENTIONS: None.

**PRESENTATIONS, PROCLAMATIONS, CEREMONIES**

None.

**PUBLIC COMMENT**

None.

**PUBLIC HEARINGS**

- A. SUB01-2024 a proposed industrial subdivision at W Main ST addresses between 525-565 W Main ST (included in agenda packet)

The Commission Chair opened Public Hearing at 6:46pm and asked Senior Planner Dan Zinder for Staff Report.

**Mr. Zinder** presented the quasi-judicial public hearing, which ultimately led to the approval of application SUB01-2024. This application pertains to the proposed industrial subdivision planned to be developed on West Main Street between numbers 525

and 565. The approval process included specific modifications to the initial conditions that had been proposed earlier, ensuring that all parties are in agreement on the requirements prior to final plat.

**Wendy Kellington**, of Kellington Law, stated that staff had done an excellent job, and was appreciative of the removal of the condition pertaining to Lot 3, which was the dedication for the cities Pressure Release Valve. Kellington also confirmed that the improvements on Dixon were specifically to the frontage for that new access road.

### **PUBLIC COMMENT**

No Public Comment for Record. Commissioner Chair Eaglebear closed the Public Hearing at 7:06pm.

### **ACTION:**

Commissioner Rickey moved to approve SUB01-2024; Commissioner Rickey seconded. Motion passed 4-2.

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

NAYS: Commissioner Ancell, Commissioner Potts.

ABSENTIONS: None.

### **GENERAL BUSINESS**

Mr. Corthell presented the Commission with a draft Pavement Conditioning Index that was presented as part of the road improvement initiatives. Corthell also discussed a Parks Master Plan that had been developed based on the feedback received from the local community, which reflects the needs and desires of the residents in the area. Critical updates regarding other city infrastructure projects were shared as well, including important information on the water intake system and the wastewater treatment plant, both of which are essential for providing necessary services to the community.

Miss Wirth brought the new city logo for the winter, as well as reminding the Commissioners of the joint meeting for the Planning Commission and the City Council on November 20<sup>th</sup> at 6:30pm.

### **STAFF COMMUNICATION**

- **Engineering Section Manager Sam Miller** stated Chief Yelkus park design process is 100% and going out to bid. Miller updated Commissioners of the Lola St. project being at 90% design and will be out to bid next year. He also stated that Clackamas County will be replacing the S Molalla Ave. culvert. Mr. Miller also mentioned the desire to “piggyback” the project of the lift station on S Molalla Ave with the replacement of the culvert by the County.
- **Assistant City Manager Mac Corthell** emphasized the importance of an upcoming joint meeting that will involve both the Council and the Planning Commission on November 20<sup>th</sup>, which is expected to foster collaboration on local issues. Corthell updated the Commission with Chief Yelkus Park, Parks Master Plan that will be brought back to the Joint Meeting on November 20<sup>th</sup>. Corthell also mentioned Engineering Section Manager, Sam Miller has started the conversation with Clackamas County about them taking over the lift station on S Molalla Rd to Molalla Forest Road.
- **Community Development Technician Jessica Wirth**, nothing to report.
- **City Recorder Teets** nothing to report.
- **Senior Planner Dan Zinder** nothing to report.

### **COMMISSION COMMUNICATION**

- Commissioner Ancell nothing to report.
- Commissioner Rickey nothing to report.
- Commissioner Sharp reminded all that she won't be at the Joint Meeting for Planning Commission and City Council on November 20<sup>th</sup>, and expressed excitement about the City's first-ever Christmas parade, which is anticipated to be a joyful celebration for all residents to enjoy, bringing the community together in a festive spirit during the holiday season. Sharp also mentioned the next Beautification & Culture Meeting will be focused on art for the Police Department.
- Commissioner Ornelas nothing to report.
- Commissioner Potts asked if all the tree lights are now working on Molalla Ave.
- Chair Eaglebear mentioned his wife was asking about the tree lights on Molalla Ave. and if there was an electrical plug in at each tree.

### **ADJOURNMENT**

Chair Eaglebear adjourned the meeting at 7:33pm.

PLANNING COMMISSION MEETINGS CAN BE VIEWED IN ITS ENTIRETY ON YOUTUBE  
"MOLALLA PLANNING COMMISSION – NOVEMBER 6, 2024"

  
\_\_\_\_\_  
Doug Eaglebear, Planning Commission Chair

12/4/24  
\_\_\_\_\_  
Date

Submitted by: Jenica Wirth  
\_\_\_\_\_  
Jessica Wirth, Community Development Technician

11/21/24  
\_\_\_\_\_  
Date

Attest: Mac  
\_\_\_\_\_  
Mac Corthell, Assistant City Manager

11/21/2024  
\_\_\_\_\_  
Date

Meeting Minute Attachments:  
Mr. Zinder's presentation: SUB01-2024.