



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.

ABSENTIONS: 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 commendations and amendments proposed; Commissioner Ornelas seconded. Motion passed 5-0-1.

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

NAYS: None.

ABSENCES: 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 1<sup>st</sup>, the water intake pre-design 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 14<sup>th</sup>.
- **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

1/7/25  
Date

Submitted by: Jenica Wirth  
Jessica Wirth, Community Development Technician

12/30/2024  
Date

Attest:   
Mac Corthell, Assistant City Manager

12/30/2024  
Date

Meeting Minute Attachments:

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