



City of Molalla
Planning Commission - Regular Meeting
Minutes – October 02, 2024
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

The October 2, 2024, meeting of the Molalla Planning Commission was called to order by Commission Chair Eaglebear at 6:30 pm, followed by the Flag Salute.

COMMISSIONER ATTENDANCE:

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

STAFF IN ATTENDANCE:

Assistant City Manager, Mac Corthell	Present
Community Development Tech, Jessica Wirth	Present
Senior Planner, Dan Zinder	Present
Engineering Sec Manager, Sam Miller	Absent

CONSENT AGENDA

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

ACTION:

Commissioner Ancell moved to approve the Consent Agenda; Commissioner Rickey seconded. Motion passed 6-0.

AYES: Sharp, Ancell, Ornelas, Potts, Rickey, Eaglebear

NAYS: None

ABSTENTIONS : None

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

PUBLIC COMMENT & WRITTEN COMMUNICATIONS

None.

PUBLIC HEARINGS

- A. VAR01-2024 and NUX01-2024, Extension of Nonconforming Status for the Gas Station at 204 E. Main (included in agenda packet)

Commission Chair opened Public Hearing at 6:39pm and asked Senior Planner Dan Zinder for Staff Report.

Mr. Zinder discussed the nonconforming status for the Gas Station at 204 East Main St., which has been closed for over a decade due to a 2017 Development Code Prohibiting Fueling Stations in C-1 Zone; noting the application for extending the nonconforming status was submitted on August 29th and deemed complete on September 4th, with no public comments received and all Public Notice Requirement completed. The site is located between E. Main St. and Engle Avenue, surrounded by C-1 Zoning. Previous inquiries indicated high costs decommissioning existing infrastructure. Staff found no conflicts with the Comprehensive Plan. Re-establishing the gas station may help revitalize the downtown area by increasing foot traffic while patrons visit Downtown on their way to the Corridor. If approved, the applicant may file for a Change of Use or Tenant Improvement within one year to maintain the extension. Staff recommend the Commission approve applicants proposed extension of Non-Conforming Use Application based on the Findings and Conclusions in Exhibit A of submitted staff report.

Kim Johnson with 7 Oaks Engineering, Representative of the applicant; address Silverton, Oregon: Kim did not have too much more to add to Mr. Zinder’s presentation other than she did not have any further comment on the Conditions of Approval. She thanked Commissioner’s for their time and was open to answering any questions.

Commissioner Potts asked if the development would happen soon, noting it would be beneficial. Potts mentioned that the current blackberry patch is an eye-sore, and it would be better to have a viable business. Mr. Zinder confirmed he believes it will continue to progress steadily.

No Public Comment for Record. Commissioner Chair Eaglebear closed the Public Hearing at 6:54pm.

GENERAL BUSINESS

- A. VAR01-2024 and NUX01-2024 - Extension of Nonconforming Status for a Discontinued, Nonconforming Gas Station

ACTION:

- A. VAR01-2024 and NUX01-2024 Subject to Conditions of Approval as set forth in the Staff Report and to authorize the Chair to sign a final decision approving Application VAR01-2024 and NUX01-2024, incorporating the findings from the Staff Report.

Commissioner Sharp moved to approve VAR01-2024 and NUX01-2024, Commissioner Rickey seconded. Motion passed 6-0.

AYES: Sharp, Ancell, Ornelas, Potts, Rickey, Eaglebear

NAYS: None

ABSTENTIONS: None

STAFF COMMUNICATION

- **Assistant City Manager, Mac Corthell:** noted at the next council meeting, the Quarterly Development Report will be presented and posted on the Molalla Current. He mentioned the Wastewater Treatment Plant Project is currently at a peak organizational phase, with Mr. Corthell spending much of his time addressing inquiries from DEQ, USDA, and engineers. Construction for the project is expected to begin between late October and early November. A Pre-Construction Conference is scheduled for October 17th, and erosion control measures will start around mid-October. Groundbreaking is anticipated before the beginning of November.
- **Senior Planner Dan Zinder:** provided planning update included the initiation of the Urban Growth Boundary (UGB) Study, with the first technical meeting held. The meeting focused on outlining the criteria for the study area, though not much feedback was received. He also mentioned the draft Economic Opportunities Analysis (EOA) revealed a surplus of employment land, a deficit of commercial land, and a shortage of larger industrial sites. This surplus in industrial land provides flexibility for potential rezoning, especially for smaller industrial parcels that may be better suited for commercial or high-density residential development. These findings will possibly help support the upcoming Urban Growth Boundary (UGB) expansion process. A Town Hall meeting will be held on October 15th at the Civic Center to discuss Housing Production Strategies, attendees are encouraged to spread the word.
- **Community Development Tech, Jess Wirth:** No Report

COMMISSION COMMUNICATION

- **Commissioner Sharp** mentioned Halloween and trick or treating is coming up, Chamber usually handles that and there's about 800-1000 Trick or Treaters. The Commissioner wondered if the Fire Stations Haunted House would be open.
- **Commissioner Rickey** said his house hands out full-sized candy bars, on Toliver drive. City Manager Corthell joked about not egging Commissioner Rickey's Home. Commissioner Rickey also mentioned Election Ballots will be out in the next couple weeks.
- Commissioner Ancell, No Report
- Commissioner Ornelas, No Report
- Commissioner Chair Eaglebear, No Report

ADJOURN

Commissioner Ornelas made a motion to adjourn the meeting at 6:54pm, seconded by Commissioner Sharp. Motion passed unanimously.

PLANNING COMMISSION MEETINGS CAN BE VIEWED IN ITS ENTIRETY ON YOUTUBE
"MOLALLA PLANNING COMMISSION – OCTOBER 2, 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 Corthell
Mac Corthell, Assistant City Manager

11/21/2024

Date

Meeting Minute Attachments:
None.