



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

CALL TO ORDER

The Molalla Planning Commission Meeting of March 05, 2025 was called to order by Chairman Doug Eaglebear at 6:30 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, Senior Engineer, Sam Miller, Senior Planner, Dan Zinder and Associate Planner, Jamie Viveiros.

Absent: Engineer, Landon Sheekard.

CONSENT AGENDA

A. Planning Commission Meeting Minutes – February 5, 2025

ACTION:

Commissioner Ancell moved to approve the Consent Agenda for February 5, 2025 Meeting Minutes; Commissioner Potts seconded.

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

NAYS: None.

ABSENTIONS: None.

PUBLIC HEARING

A. SDR01-2024 – 721 W Main St - New 5,888 Office and Warehouse Building for Pool and Spa Covers Business. (Zinder)

The Commission Chair opened Public Hearing for SDR01-2024 at 6:39pm and asked Senior Planner Dan Zinder for Staff Report.

Jeff Bolton, WestTech Engineering, who represents the applicant, presented their case. Mr. Bolton proposed the new development at 721 W Main St of a growing pool and spa covering business moving here to Molalla.

The Commission Chair closed Public Hearing for SDR01-2024 at 7:02pm.

ACTION:

Commissioner Ancell moved to approve the SDR01-2024; Commissioner Rickey seconded.

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

NAYS: None.

ABSENTIONS: None.

GENERAL BUSINESS

A. Housing Production Strategies *DISCUSSION* (3J Consulting/Zinder)

Senior Planner, Dan Zinder, gave his staff report and introduced the consultant on the project who joined via zoom.

Violet Brown, 3J Consulting, presented the Housing Production Strategies. Mrs. Brown emphasized the tasks that have already been completed and the public engagement that has been done with this project. The needs analysis shows that Molalla will continue to grow by 2042 and will need 1,996 medium and high-density housing units and they need to be affordable. While housing is needed, disabilities, houselessness and poverty must be considered when deciding what type of structures can and should be built and sold for. Mrs. Brown stated it would be helpful for residents to make building smaller housing on their

properties like cottage clusters and ADU's and reduce the barriers to make it easier. Mrs. Brown noted that the City has already done some of the work.

PUBLIC COMMENT

Mike Simmons, 30765 S Wall St., Colton, OR, - Spoke on Housing/Efficiency measures and wants to keep the industrial lands where they are and move residential further south. Mike added that he liked the Partnership Opportunities mentioned by the consultant Violet Brown, stating the city should look outside city limits for a Church property to build on.

GENERAL NEWS

A. Parkland Dedication or fee in lieu *DISCUSSION* (Viveiros/Zinder)

Associate Planner, Jamie Viveiros presented the Parkland Dedication or fee in lieu requirement, proposed for certain residential developments. The Parks Plan shows proposed parkland areas on mainly the west side of town (map included in presentation in these minutes). The parkland dedication requirement would be reduced by the 20% open space requirement for multifamily developments. Where a park land dedication does not meet certain size or is not feasible, a fee in lieu would be required. Molalla currently doesn't have a requirement for paying the fee in lieu. The ordinance would include this requirement.

STAFF COMMUNICATION

- **Assistant City Manager, Mac Corthell** noted the Waste Water Treatment plant is moving along, the dirt that got dug up was saved for future project use in the Master and Parks plans, at Clark Park. Chief Yelkus park low bid was awarded and will start phase 1 soon, Parks Master Plan is done, Storm Master Plan data has been collected and is pushing forward, the Urban Growth Boundary is ongoing.
- **Associate Planner, Jamie Viveiros** nothing to report.
- **Community Development Technician, Jessica Wirth**, nothing to report.
- **Senior Engineer, Sam Miller**, added we are out to bid for Lola's waterline and sewer replacement project (from 2nd to 5th street), bid opening March 19th.

COMMISSION COMMUNICATION

- **Commissioner Ancell** nothing to report.
- **Commissioner Rickey** nothing to report.
- **Commissioner Sharp** nothing to report.
- **Commissioner Ornelas** nothing to report.
- **Commissioner Potts** nothing to report.
- **Chair Eaglebear** Reminded everyone about the OGEC training requirement coming up on 3/12 at the civic center.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 8:27pm.

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



Doug Eaglebear, Planning Commission Chair

4-2-25
Date

Submitted by: Jessica Wirth
Jessica Wirth, Community Development Technician

4/3/2025
Date

Attest: Mac Corthell
Mac Corthell, Assistant City Manager

4-3-25
Date