



AGENDA

MOLALLA CITY COUNCIL WORK SESSION

January 11, 2023

6:30 PM

Molalla Civic Center

315 Kennel Ave, Molalla, OR 97038

Mayor Scott Keyser

Council President Jody Newland

Councilor Crystal Robles

Councilor Eric Vermillion

Councilor Leota Childress

Councilor Terry Shankle

*In accordance with House Bill 2560, the City of Molalla adheres to the following practices:
Live-streaming of the Molalla City Council Meetings are available on Facebook at “Molalla City Council Meetings – LIVE” and “Molalla City Council Meetings” on YouTube.*

Citizens can submit Public Comment in the following ways: attend the meeting, email the City Recorder @ recorder@cityofmolalla.com by 4:00pm on the day of the meeting, or drop it off at City Hall, 117 N. Molalla Avenue.

1. CALL TO ORDER AND ROLL CALL

2. DISCUSSION ITEMS

- A. Sequential Urban Growth Boundary Amendment Process

3. ADJOURN

Agenda posted at City Hall, Library, and the City Website at <http://www.cityofmolalla.com/meetings>. This meeting location is wheelchair accessible. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-829-6855.



City Council Work Study Session

January 11, 2023

Sequential Urban Growth Boundary Amendment Process

INTRODUCTION

OAR 660-025-0185(1) & (2) provide the framework for “sequential review” relevant to Urban Growth Boundary (UGB) amendment components. Together the two rules allow the City of Molalla to submit the necessary studies for UGB amendment separately, over a period of years, to DLCD for review and approval. The UGB amendment is the last step in this process and is completed in accordance with the approved studies collectively.

Spreading the process out over time allows the city to preserve personnel resources and funds by taking small bites of the apple, while also taking a comprehensive approach to the UGB. Additionally, it allows the city to better plan the next steps after expansion, like updating master plans to account for new land.

EXAMPLE NOTICE OF ELECTION TO USE SEQUENTIAL UGB PROCESS

Conditions Precedent

In order to utilize the sequential process for UGB amendment a city must comply with the following conditions:

1. The City of Molalla and Clackamas County must concur that the final UGB amendment is likely to exceed 50 acres.
 - **Response:** City, County, and DLCD Planning Staff, along with Planning Consultant, Emerio Design, have been on the Technical Advisory Committee for a recently completed Draft Housing Needs Analysis and Buildable Lands Inventory for the City of Molalla. That analysis shows a 20-year residential land deficit of 148 acres which will be compounded by upcoming analyses of employment land needs, and public land needs (e.g. schools, roads, parks, green space, infrastructure).

Finding: *The final UGB amendment supported by this sequential process will likely exceed 50 acres.*

2. The City and County must submit written notice of election to use the sequential process in OAR 660-025-0185 to DLCD prior to submittal of any component for review.
 - **Response:** The City of Molalla elected to use the Sequential process in Resolution 2023-01 (attached) and is submitting this document to Clackamas County Planning for Concurrence. No component has been submitted to DLCD for review under this sequential process.

Finding: *By the signature of their authorized representatives below, the City of Molalla and County of Clackamas jointly elect to use the sequential process in OAR 660-025-0185 to amend the City of Molalla UGB.*

3. The Notice of Election must propose the planning period for the amendment and include a draft work program (*Note: DLCD will prepare a final work program upon submission of this joint written notice of election*).
 - **Response:** The City proposes 2022-2042 as the planning period for the amendment. A draft work program is included with this document as Exhibit A.

Finding: *This document satisfies all requirements of the Joint Notice of Election to Use the Sequential UGB Process.*

City of Molalla

Sequential UGB Work Program

Proposed Planning Period

The City is proposing 2022-2042 as the 20-year planning period for UGB assessment and amendment. This period is appropriate as the City has completed a draft HNA/HPS in accordance with HB2003 and this was the planning period used for that analysis.

Proposed Work Program

Each numbered item below would be reviewed and approved by DLCD before continuing to the next:

1. Complete and adopt HNA/Residential BLI/HPS and associated comprehensive plan and development code amendments as appropriate.
 - a. Ascertain land needed to serve residential growth over the planning period, including public facilities, schools, parks, and roads.
2. Complete and adopt EOA/Employment BLI and associated comprehensive plan and development code amendments in order to accommodate maximum development within existing UGB.
 - a. Ascertain land need to serve employment growth over the planning period, including public facilities, schools, parks, and roads as applicable.
3. Use combined land needs to determine scope of UGB expansion necessary to serve growth over the planning period.
4. Establish preliminary study area to evaluate land for inclusion in the UGB.
5. *Evaluate land in the study area for inclusion in the UGB.
 - a. Parcelization, Serviceability, Existing Development Patterns, etc.
6. Complete UGB Boundary Change