



CITY OF MOLALLA PLANNING COMMISSION MEETING AGENDA

Council Chambers | Molalla Civic Center - 315 Kennel Avenue – Molalla, OR
Wednesday | February 5, 2025 | 6:30 PM

NOTICE: Planning Commission will hold this meeting in-person and through video Live-Streaming on the City's Facebook Page and YouTube Channel. Written comments may be delivered to City Hall or emailed to communityplanner@cityofmolalla.com. Submissions must be received by 12:00 p.m. the day of the meeting.

Commission Chair Doug Eaglebear
Commissioner Clint Ancell
Commissioner David Potts

Commission Vice-Chair Connie Sharp
Commissioner Martin Ornelas
Commissioner Brady Rickey

This institution is an equal opportunity employer.

1. **CALL TO ORDER AND FLAG SALUTE**
2. **ROLL CALL**
3. **PRESENTATIONS, PROCLAMATIONS, CEREMONIES**
4. **CONSENT AGENDA**
 - A. Planning Commission Meeting minutes – January 7, 2025
5. **GENERAL BUSINESS**
 - A. 2025 Planning Commission Chairman and Vice Chairman Appointments (Wirth)
 - B. Efficiency Measures Update (Zinder)
 - UGB Studies Update.
6. **PUBLIC COMMENT & WRITTEN COMMUNICATIONS**

Citizens are allowed up to 3 minutes to present information relevant to the city but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the support staff. The Planning Commission does not generally engage in dialog with those making comments but may refer the issue to the Community Development Director. Complaints shall first be addressed at the department level prior to addressing the Planning Commission.
7. **PUBLIC HEARINGS**
8. **STAFF COMMUNICATION**
9. **COMMISSION COMMUNICATION**
10. **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 Community Development Office at 503-759-0243.



City of Molalla
Planning Commission - Regular Meeting Minutes
January 07, 2025
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Planning Commission Meeting of January 07, 2025 was called to order by Commission Chair Doug Eaglebear at 6:31 pm.

Assistant City Manager, Mac Corthell clarified to the Chair and viewers that the date is January 7, 2025.

Commissioner Potts added that the Agenda says Wednesday and today is Tuesday.

Mr. Corthell stated that the Commission can make a motion to ammend the agenda to show Tuesday.

ACTION:

Commissioner Potts moved to ammend the Agenda to read Tuesday, January 7, 2025; Commissioner Sharp seconded.

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

NAYS: None.

ABSENTIONS: None.

Motion passed 6-0.

COMISSIONER ATTENDANCE

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

GUEST IN ATTENDANCE

Planning Consultant Colin McArthur, Planning Consultant Alli Langley

CONSENT AGENDA

A. Planning Commission Meeting Minutes – December 4, 2024

ACTION:

Commissioner Ornelas moved to approve the Consent Agenda for December 4, 2024 Meeting Minutes; Commissioner Sharp seconded.

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

NAYS: None.

ABSENTIONS: None.

Motion passed 6-0.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

A. Draft Parks Master Plan.

The Commission Chair opened Public Hearing at 6:36pm and asked Senior Planner Dan Zinder for Staff Report.

Senior Planner Zinder presented the staff report for the Draft Parks Master Plan, introducing the Planning Consultants from Cameron McCarthy to give the presentation on the draft master plan.

Planning Consultant, Alli Langley presented the Draft Parks Master Plan with emphasis on the changes they have made since the last joint meeting with City Council and Planning Commission. Mrs. Langley focused on the priority projects and the cost estimates including the community input for the parks. Mrs. Langley started with showing the revised recommendations for the mini parks, Odd Fellows and Rotary Park, based on the community and staff input.

Commissioner Sharp commented that she had missed the last meeting and wanted to clarify the projects for Odd Fellows park, and note that she doesn't want to see improvements going into that park with the state of the park currently. Commissioner Sharp stated that someone ought to address or change the plans for the park and remove opportunities.

Assistant City Manager, Mac Corthell advised Mrs. Sharp that it is a decision for the City Council with recommendation from Planning Commission, reiterating that this isn't something that staff determines. Mr. Corthell stated if there was something about the draft plan a commissioner wanted to modify to make a modification to the plan when motioning to adopt or amend during deliberations. Mr. Corthell suggested the commissioners make note of their desired modifications so at the time of deliberation they could vote on who agrees on the modifications, thus making the final motion with said modifications.

Mrs Langley stated that the plan looks at high, medium and low priority projects for a span of 20 years. High priority projects being within the next 5 years, medium priority be 10 years out from now and the low priority to be the remaining of the 20 years and it's likely that the plan would get revised within those last 10 years.

PUBLIC COMMENT

Written Comment: Three public comments were received in writing and are attached to this report.

In-Person Comment: One in-person comment was provided; a summary is attached to this report.

Mr. Corthell mentioned that it's probably best practice to get the capital plan to reflect what the community wants on the front end. Consensus between commissioners on; Odd Fellows removing the opportunities, maintain Rotary Park the same, keeping the opportunity of the flower bed removal at Fox Park around the gazebo, recommendation for the sun shade at Long Park be specified to a sun shade.

Planning Consultant, Colin McArthur reiterated that the opportunities or considerations in question are just are in the inventory, the back of the plan, not a recommendation or a project.

ACTION:

Commissioner Rickey motioned to move the priority of the skate park from medium to high; Commissioner Ornelas seconded.

AYES: Commissioner Sharp, Commissioner Ornelas, Commissioner Rickey.

NAYS: Commissioner Ancell, Chair Eaglebear, Commissioner Potts.

ABSENTIONS: None.

Motion did not pass 3-3-0.

Mr. Corthell got concensus with Commissioners that the restroom opportunity at Ivor Davies should be a temporary restroom, and adding the formation of a dog park association to take care of the dog park opportunity.

ACTION:

Commissioner Sharp made a motion to recommend the draft Parks Master Plan be taken to Molalla City Council for Final Approval with modifications listed; Commissioner Ornelas seconded. Motion passed 6-0-0.

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

NAYS: None.

ABSENTIONS: None.

Motion passed 6-0.

GENERAL BUSINESS

Senior Planner Dan Zinder updated the commissioners on the Employment Opportunity Analysis. The EOA did not change the land need, and with the need for larger sites the city is looking to swap out some commercial/industrial lands to make more sense of Molalla’s needs.

STAFF COMMUNICATION

- **Engineering Section Manager Sam Miller**, nothing to report.
- **Assistant City Manager Mac Corthell** shared that the new Waste Water Treatment Plant construction has begun, groundbreaking soon. Water Treatment Plant intake was awarded to TetraTech is moving along.
- **Community Development Technician Jessica Wirth**, reminded everyone we are switching platforms and to update their alerts subscriptions with the city which can be found on the current.
- **Senior Planner Dan Zinder** nothing to report.

COMMISSION COMMUNICATION

- **Commissioner Ancell** nothing to report.
- **Commissioner Rickey** asked about appointing a new chair.
- **Commissioner Sharp** nothing to report.
- **Commissioner Ornelas** nothing to report.
- **Commissioner Potts** nothing to report.
- **Chair Eaglebear** noted that the Middle School design board has a meeting on 2/11.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 8:09pm.

**PLANNING COMMISSION MEETINGS CAN BE VIEWED IN ITS ENTIRETY ON YOUTUBE
“MOLALLA PLANNING COMMISSION – JANUARY 7, 2025”**

Doug Eaglebear, Planning Commission Chair

Date

Submitted by: _____
Jessica Wirth, Community Development Technician

Date

Attest: _____
Mac Corthell, Assistant City Manager

Date

Meeting Minute Attachments:
Mr. Zinder’s presentation: draft Parks Master Plan
Mr Zinder’s Economic Opportunities Analysis 2024
Public Comments – PC Meeting – January 7, 2025



Parks, Recreation, and Trails System Plan

City of Molalla

DRAFT
December 26, 2024

Acknowledgments

Molalla City Council

Scott Keyser, Mayor
Jody Newland, Council President
RaeLynn Botsford
Leota Childress
Crystal Robles
Terry Shankle
Eric Vermillion

Molalla Planning Commission

Doug Eaglebear, Chair
Clint Ancell
Martin Ornelas
David Potts
Brady Rickey
Connie Sharp

Project Advisory Committee

Lance Entze, Molalla River School District
Aaron Liersemann, Oregon's Mt. Hood Territory / Clackamas County Tourism
Pamela Lucht, City of Molalla Beautification and Culture Community Programs Committee
Jody Newland, City Council, City of Molalla Parks Community Programs Committee
Crystal Robles, City Council, City of Molalla Parks Community Programs Committee

City of Molalla Staff Project Management Team

Dan Huff, City Manager
Macahan "Mac" Corthell, J.D., Assistant City Manager and Community Development Director
Dan Zinder, Senior Planner
Jessica Wirth, Community Development Technician
Adam Schulz, Public Works Maintenance Section Supervisor
Sam Miller, Senior Engineering Technician
Suzanne Baughman, Executive Administrative Assistant
Joshua Dodson, DPM Co.

Cameron McCarthy

Colin McArthur, AICP
Alli Langley
Claire Dosen, RLA
McClean Gonzalez
Zach Rix, RLA
Victor García-Ruano



Ivor Davies Park

Table of Contents

Executive Summary	6
Introduction	18
Understanding the Existing Park System	24
Identifying Park System Needs.....	32
Envisioning the Future of the Park System	34
Implementation.....	50

Maps and Tables

Table E.1 Park System Developed Facilities	8
Table E.2 Park System Undeveloped Facilities	8
Table E.3 Planned Projects & Prioritization Schedule	12
Map E.1 Proposed Park System	16
Table 2.1 Park System Developed Facilities	25
Table 2.2 Park System Undeveloped Facilities	25
Map 2.1 Existing Park System	26
Table 2.3 Residents per Park	28
Table 2.4 Acres of Park Land per 1,000 Residents	29
Map 2.2 Existing Level of Service	30
Table 4.1 Systemwide Recommendations.....	38
Table 4.2 Mini-Park Recommendations.....	40
Table 4.3 Neighborhood Park Recommendations	41
Table 4.4 Community Park Recommendations	42
Table 4.5 Special Use Park Recommendations	42
Table 4.6 Natural Area Park Recommendations	43
Table 4.7 Undeveloped Park Recommendations.....	43
Table 4.8 Park Acquisition and Development Recommendations	44
Table 4.9 Trail Development Recommendations.....	45
Map 4.1 Proposed System Map	48
Table 5.1 Planned Projects	51
Table 5.2 Project Prioritization	56



ES Executive Summary

Introduction

The Parks, Recreation, and Trails System Plan is a guiding vision for parks, recreation, and trails in Molalla developed to inform both short and long-term planning. The plan documents the research, analysis, and public involvement process used to understand the existing park system and envision its future. This process resulted in a series of goals, actions, recommendations, and planned projects to guide the parks, recreation, and trails system for the next 20 years. The plan was developed in collaboration with staff from the City of Molalla, a project advisory committee, and community residents.

The plan guides the future development and management of parks and recreation system over the next 20 years. The plan includes:

- Inventory of conditions of existing parks, recreation, and trail facilities (Chapter 2)
- Assessment of community needs developed from the analysis of demographic data, recreation trends, population projections, and community input (Chapter 3)
- Long-range planning framework, including vision, goals, and recommendations (Chapter 4)
- Implementation tools including a list of planned projects, project cost estimates, and prioritization of planned projects (Chapter 5)

The executive summary includes highlights from the inventory, needs assessment, vision and goals, recommendations, and implementation components of the plan.

Existing Park System

Comprehensive parks, recreation, and trail system planning requires identifying and assessing existing facilities and amenities. This inventory process highlights system-wide strengths, needs, opportunities, and constraints and reveals under-served areas within the planning area, defined as Molalla's existing urban growth boundary (UGB). The inventory process includes considering park classifications, which helps ensure a balanced parks system that meets current and future community needs, as well as understanding activities occurring in each park and the condition of facilities and amenities.

The City currently owns and maintains 10 developed park facilities, which comprise 73.76 acres of parkland, and four undeveloped parkland areas, which comprise 13.46 acres (Table E.1 and E.2). The City also manages 1.43 linear miles of trails.

Molalla School District operates three schools and two independent recreational facilities that total approximately 84 acres. School district facilities provide active recreation opportunities to students when school is in session and may provide recreation opportunities to residents and visitors through shared use or facility rental agreements.

Molalla Aquatic District provides and manages an eight-lane, 25-yard indoor pool with programming as well as event space available for rent. The pool is located within the boundaries of the school district

Private organizations operate four recreation facilities comprising approximately 28 acres.

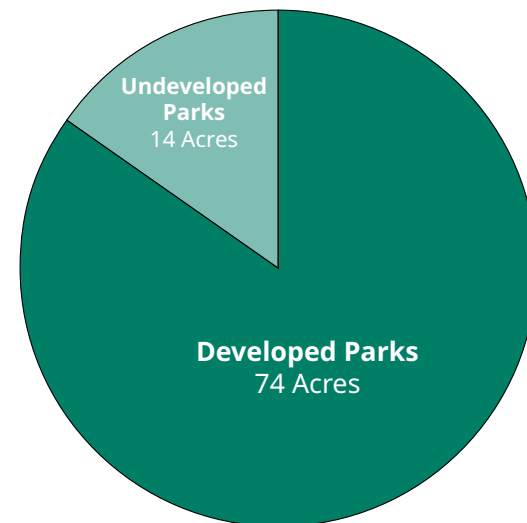
Nearby recreation facilities outside of the planning area include Feyrer Park managed by Clackamas County, and Molalla River Recreation Area managed by the Bureau of Land Management.

Table E.1 Park System Developed Facilities

DEVELOPED FACILITIES	
PARKS	ACRES
Mini Parks	
Odd Fellows Park	0.14
Rotary Park	0.44
Neighborhood Park	
Fox Park	1.96
Long Park	1.09
Strawberry Park	0.25
Community Park	
Clark Park	9.67
Special Use Park	
Molalla Skate Park	0.34
Sheets Field & Molalla BMX Track	3.39
Bohlander Field	14.01
Natural Area Parks	
Ivor Davies Park	42.46
TOTAL DEVELOPED PARK ACRES	73.76
TRAILS	MILES
Ivor Davies Walking Path	0.96
Bear Creek Byway	0.08
S Molalla Forest Road Trail	0.39
TOTAL TRAIL MILES	1.43

Table E.2 Park System Undeveloped Facilities

UNDEVELOPED FACILITIES	
PARKS	ACRES
Bear Creek Annex	0.91
Clark Park Annex	3.33
Chief Yelkus Park	6.85
Pioneer Cemetery	2.37
TOTAL UNDEVELOPED PARK ACRES	13.46



Strawberry Park

Park System Needs

The needs assessment synthesizes an analysis of recreation demand at the local, national, and state levels; a level of service analysis; and input gathered through community engagement methods, which included interviews, a focus group, events, and an online survey. Together, this data provides a view of community needs and the facilities, programs, and services that should be prioritized in the plan.

Enhance Existing Parks

Enhance existing parks through improved or new park facilities. Playgrounds and nature-based play are high priorities for the community. Water access is also desired to allow for more opportunities to fish and view wildlife. New and updated sports facilities were also identified as a priority to address the demand for facilities for soccer, softball, baseball, volleyball, and skateboarding.

Prioritize Access

Prioritize and increase access to park facilities for current and future residents of Molalla. To increase physical access, add new paved paths and unpaved trails to connect residents to park facilities, and follow accessibility best practices when updating and developing new facilities. To increase access for residents of all ages provide multi-generation facilities like picnic areas, outdoor exercise equipment, and sports facilities. To increase access for Spanish-speaking residents provide bilingual signs and communications across the park system.

Increase Maintenance

Increase the maintenance of park facilities. Keep restrooms clean and open. Fix and replace broken and outdated facilities, and increase maintenance staffing and funding.

Develop Park Facilities in Western Molalla

Add parks facilities to western Molalla. Western Molalla was identified as currently lacking in park facilities when compared to the rest of the city. Future parkland acquisition and park development is needed for this portion of the city.

Expand Parks System Resources

Expand park system development and funding resources. Require new development of sufficient size to dedicate parkland and fund development. Update park system development charge rate methodology periodically as the city's population grows.



Engagement at Molalla Farmers Market

Envisioning the Future of the Park System

Vision Statement

The City of Molalla provides a range of park and recreation facilities that welcome and serve residents and visitors. Park experiences are accessible to all ages and abilities, highlight local history and natural features, build relationships, promote health, and contribute to Molalla's flourishing community.

Goals

1. Improve existing and develop new facilities
2. Increase service and connectivity to improve access and inclusion
3. Leverage parks to promote a vibrant and resilient community
4. Conserve natural resources and increase environmental stewardship
5. Expand available resources for improvements

Implementation Tools

Planned Projects

Proposed projects included were identified and selected based on the needs assessment, which synthesized findings from:

- Inventory of existing facilities
- Demographic and recreation trends
- Community input
- City staff input
- Geospatial analysis
- The 2014 Parks, Recreation, and Trails Master Plan
- Other relevant plans and policies

Prioritization

Projects included in the plan were evaluated based on considerations of the following information sources to determine a prioritization schedule:

- Planning documents and tools
- Geographic distribution
- Project Advisory Committee and City staff feedback
- Maintaining existing facilities

Each project is prioritized based on a high, medium, and low prioritization schedule.

- High-priority projects are planned for the first five-year planning period, through 2030;
- Medium-priority projects are planned for the second five-year planning period, through 2035;
- Low-priority projects are planned for the third planning period, through 2045.

Project Costs

Detailed cost estimates were developed for each project. Additional detail is provided in the 2025-2045 Capital Improvement Plan included in the appendices. The operations and maintenance section includes estimated costs for the operation and maintenance of additional parkland as it is added to the system.

The parks, recreation, and trails system will increase in acreage over the planning period. To maintain the current level of service and number of facilities per resident benchmarks the City will need to acquire and develop approximately 44 acres of parkland by 2045. Table E.3 presents a summary of the proposed projects categorized by site and priority level. Total costs for planned projects are estimated to be approximately \$14,683,600. The plan includes:

- \$4,584,300 in funding for high priority projects (2025-2030)
- \$7,642,800 in funding for medium priority projects (2030-2035)
- \$2,456,500 in funding for low priority projects (2035-2045)

Funding

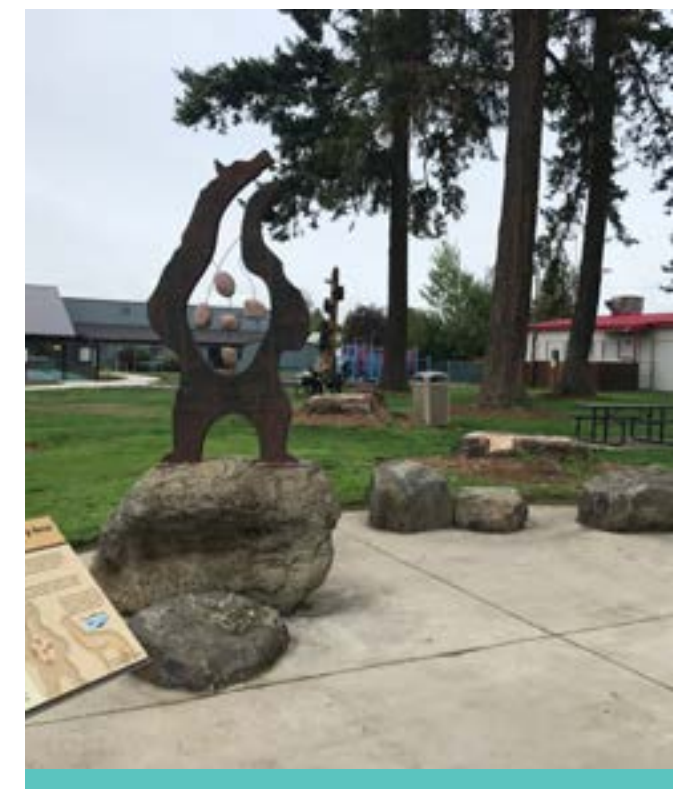
Park system improvement actions have been historically funded by the General Fund, which relies on property tax revenue, and the Parks SDC Fund. The plan discusses anticipated funding sources as well as recommendations for leveraging resources, including:

- System development charge updates
- Land dedication
- Grants
- General obligation bonds
- Local option levy (or serial levy)
- User fees
- Partnerships and relationships

Conclusion

The City recognizes that park facilities are essential to Molalla residents' physical and mental health. Recreational tourism and social connections that grow from recreating and gathering in parks are also key for supporting the local economy and promoting a sense of community.

The 2024 Molalla Parks, Recreation, and Trails System Plan is a guiding document to achieve the community's future park system vision. The plan's goals, recommendations, projects, and priorities aim to improve quality of life for Molalla's existing residents and its growing and diversifying population.



Public art at Long Park

Table E.3 Planned Projects & Prioritization Schedule

ID/ Phase	Project Title/Description	High	Medium	Low
		FY 2025-2030	FY 2030-2035	FY 2035-2045
P1	Odd Fellows Park			
Phase 1	Install paved path through the site.	\$122,600	-	-
Phase 2	Install additional site furnishings, including picnic tables, benches, trash/recycling collection, and bike racks.	-	\$32,300	-
Phase 3	Install irrigation and landscape improvements.	-	-	\$36,200
P2	Rotary Park			
Phase 1	Install water fountain/spigot.	-	-	\$29,500
P3	Long Park			
Phase 1	Replace stage cover and add accessible ramp and electrical outlet. Install additional site furnishings, include benches and trash/recycling bins.	\$541,000	-	-
Phase 2	Replace existing playground.	-	\$298,900	-
Phase 3	Remove dying trees and replace with additional trees, shade structures, and/or park features.	-	-	\$17,600
P4	Strawberry Park			
Phase 1	Install a shade structure.	\$24,700	-	-
Phase 2	Install water fountain and bike racks.	-	\$26,900.00	-
P5	Clark Park			
Phase 1	Upgrade declining facilities, playgrounds, picnic shelters, and field facilities.	\$1,252,700	-	-
Phase 2	Pave the north parking lot, add lighting, include ADA accessible spots and install bike racks.	-	\$418,800	-
Phase 3	Install additional benches and picnic tables.	-	-	\$29,200

Table E.3 Planned Projects & Prioritization Schedule

ID/ Phase	Project Title/Description	High	Medium	Low
		FY 2025-2030	FY 2030-2035	FY 2035-2045
P6	Fox Park			
Phase 1	Pursue extended lease or purchase or purchase of park land. Replace toddler play structure.	\$151,400	-	-
Phase 2	Replace bathroom and increase ADA accessibility in the park by paving paths between the parking lot, bathroom, picnic shelter and playgrounds.	-	\$507,900	-
Phase 3	Install additional site furnishings, including benches, picnic tables, trash/recycling collection, and bike racks.	-	-	\$31,500
P7	BMX Track and Sheets Field			
Phase 1	Increase parking and create a path connection to Chief Yelkus Park.	\$82,200	-	-
Phase 2	Improve field drainage by replacing grass and subgrade profile, adding a sub-grade drainage system. Install bike racks.	-	\$284,400	-
Phase 3	Conduct public outreach to identify needs for bike park improvements.	-	-	\$25,000
P8	Bohlander Field			
Phase 1	Conduct concept plan process, including community engagement and planning-level cost estimate, to identify future park amenities and/or programming.	-	\$40,000	-
P9	Ivor Davies Park			
Phase 1	Repair paths and install wayfinding and educational signage and waste bins. Install parking lot and lighting.	\$357,700	-	-
Phase 2	Add benches and lighting along path and install picnic tables.	-	\$785,200	-
Phase 3	Add loop path around Shorty's Pond. Conduct feasibility study to rehabilitate pond for all-season use.	-	-	\$140,300

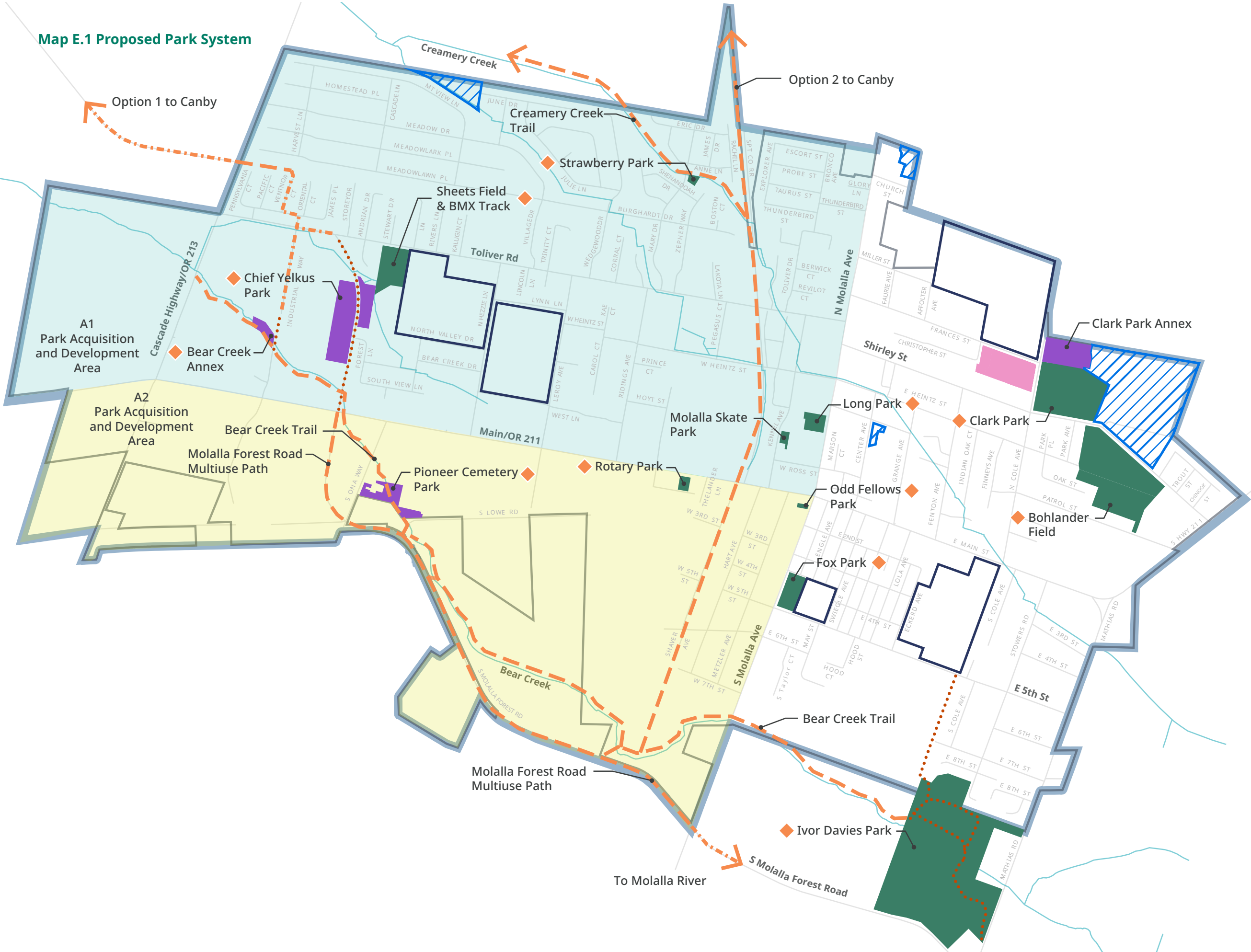
Table E.3 Planned Projects & Prioritization Schedule

ID/ Phase	Project Title/Description	High	Medium	Low
		FY 2025-2030	FY 2030-2035	FY 2035-2045
P10	Pioneer Cemetery			
Phase 1	Install educational/wayfinding signage and a dog waste bag dispenser.	\$55,700	-	-
Phase 2	Restore and improve creek habitats, allowing for water access.	-	\$46,800	-
Phase 3	Upgrade parking lot, adding ADA parking spots, and install a walking path system.	-	-	\$96,000
P11	Chief Yelkus Park			
Phase 2	Construct boardwalk and concrete paths. Install site furnishings (benches, picnic tables, signage). Construct wetland enhancements. Construct path continuation to connect P8.3 to P11.1 path work.	\$982,300	-	-
Phase 3	Develop remainder of east portion of site.	-	-	\$1,193,400
P12	Bear Creek			
Phase 1	Design and install water access and wildlife viewing areas.	-	\$48,400	-
A1	Future Neighborhood Park Acquisition (west)			
Phase 1	Acquire land for a 1-to-5-acre park.	\$500,000	-	-
Phase 2	Conduct concept plan process, including community engagement and planning-level cost estimate.	\$75,000		
A2	Future Community Park Acquisition (west)			
Phase 1	Acquire land for a 10-to-15-acre park.	-	\$1,500,000	-
Phase 2	Conduct concept plan process, including community engagement and planning-level cost estimate.	-	\$150,000	-
T1	Bear Creek Trail			
Phase 1	Construct trail along Bear Creek.	\$292,600	-	-
T2	Creamery Creek Trail			
Phase 1	Construct trail along Creamery Creek.	\$76,400	-	-
T3	Molalla Forest Road Connection			
Phase 1	Construct trail along S. Molalla Forest Road.	-	\$1,372,400	-

Table E.3 Planned Projects & Prioritization Schedule

ID/ Phase	Project Title/Description	High	Medium	Low
		FY 2025-2030	FY 2030-2035	FY 2035-2045
T4	Molalla Rail Trail			
Phase 1	Construct multi-use path along former railroad.	-	\$2,060,800	-
T5	Molalla-to-Canby Connection			
Phase 1	Partner to construct cycling trail connection to Feyrer Park, east.	-	-	ND
S4	Signage and Site Furnishing Standards Plan			
Phase 1	Develop a systemwide guiding document for standardized parks signage and site furnishings.	\$40,000	-	-
S9	Sports Fields Feasibility Study			
Phase 1	Conduct feasibility study for developing sports field at City-owned and/or -leased property (e.g. Clark Park Annex, Molalla Aquatic District land).	\$30,000	-	-
S10	Amphitheater Feasibility Study			
Phase 1	Conduct feasibility study for developing covered amphitheater on park property.	-	\$40,000	-
S11	Skate Park Feasibility Study			
Phase 1	Conduct feasibility study for developing skate park with furnishings (signage, receptacles, benches, bike racks).	-	\$30,000	-
Phase 2	Develop skate park with furnishings (signage, receptacles, benches, bike racks).	-	-	\$857,800
TOTAL		\$4,584,300	\$7,642,800	\$2,456,500

Map E.1 Proposed Park System



LEGEND

- City Limits
- Urban Growth Boundary
- Streets
- Streams

Existing Facilities

- City Park Facility
- Aquatic District
- School District
- Private Land
- Trail

Proposed Facilities

- Proposed Parkland
- Park Acquisition and Development Area 1
- Park Acquisition and Development Area 2
- ◆ Park Facility Development
- Trail / Path Development
- On-Street Connection



01 Introduction

VISION STATEMENT

- *The City of Molalla provides a range of park and recreation facilities that welcome and serve residents and visitors. Park experiences are accessible to all ages and abilities, highlight local history and natural features, build relationships, promote health, and contribute to Molalla's flourishing community.*

Background

Molalla is in the eastern Willamette Valley between Portland and Salem. Since the 1990s, Molalla has experienced significant residential growth. The increase can be largely attributed to Molalla's proximity to Oregon City, Portland, and Salem along with revitalized natural resources and commerce sectors. Molalla has become recognized for its rural lifestyle, the area's natural environment, recreation opportunities, and tourism.

Some examples of these improvements include new playground equipment at Strawberry Park and Fox Park, three new pickleball courts at Long Park, a new disc golf course at Ivor Davies Park, and ADA paths in Clark Park.

Planning for the future, the City has also completed pre-design studies and a concept design for Chief Yelkus Park, a future 6.85-acre park on the west side of the City. The City has also begun negotiations to acquire the abandoned railroad right-of-way, running north to south through the center of the City, for use as a multi-use path.

City Achievements

Since the last Parks, Recreation, and Trails Master Plan, the City has made significant improvements across the current parks system.



Chief Yelkus Park property

Planning Process

The Parks, Recreation, and Trails System Plan was developed in collaboration with City staff and local residents. The plan and its appendices document the research, public involvement process, and analysis that supported the planning process and the resulting needs and recommendations. The process follows the approach and standards set by the National Recreation and Parks Association (NRPA). The plan provides a framework to guide the park and recreation system over the next 20 years by illustrating the system's needs and providing recommendations to meet those needs.

Phase 1 Inventory and Analysis:

This phase involves an inventory of existing parks and recreation facilities owned and operated by the City, the school district, and private operators. Facilities are identified and assessed for general conditions, existing improvements, and needed maintenance or improvements.



Phase 2 Needs Assessment:

This phase involves an assessment of community needs through the identification of key indicators from demographic data, recreation trends, and community input. Population growth, demographic characteristics, and recreation participation trends help identify facilities needed by current and future residents. Population projections are used to determine the current and future level of service provided by the system. Level of service is typically expressed as a ratio of developed parks, trails, and open space per 1,000 residents.



Phase 3 Vision and Recommendations:

This phase involves the development of a planning framework for the plan, including a vision, policies, and recommended actions. Actions are captured in plans for operations and maintenance, programming, capital improvements, and land acquisition. The Capital Improvements Plan (CIP) identifies capital improvement projects for 2025-2045 and prioritizes projects for the first five years of the plan. The CIP is based on current needs. The land acquisition plan looks at the longer 20-year planning term to determine parkland needs to serve a growing population.



Phase 4 Implementation and Funding Strategies:

This phase includes the identification of potential sources and methods for acquiring funding for development, maintenance, operations, and general improvements.



Phase 5 Plan Refinement and Adoption:

This phase incorporates feedback and refinement from city staff and the Project Advisory Committee based on a review of the draft plan, which is used to prepare the final plan for adoption by City Council.



Playground at Clark Park

Community Outreach and Engagement

Between April and August of 2024, the project team engaged with the local community and stakeholders in Molalla through a community outreach plan. Engagement was conducted via interviews, a focus group, community events, and an online survey. Detailed summaries of community outreach events are included in the appendices.

Interviews

The City of Molalla and the project advisory committee developed a list of key stakeholders who were interviewed by phone. Interviewees were asked about their relationship to and perspective on parks and recreation in Molalla. Interviewees also shared feedback and visions for the future of the parks, recreation, and trails system. Representatives from the following organizations were interviewed:

- Ant Farm
- Hacienda CDC
- Molalla Buckeroo Association
- Molalla River BMX
- Molalla River Watch
- Molalla Youth Sports

Focus Group

One focus group was held with residents of the Plaza Los Robles housing community on April 10, 2024. The focus group was conducted in Spanish and designed to gather perspectives from local demographic groups often underrepresented in public input, including Hispanic/Latino residents, English as a Second Language speakers, and low-income households. The focus group included 15 participants, most of whom were women.

Community Events

Community input was gathered between April and June 2024 at three events: the Molalla High School Career Fair, Molalla Farmers Market, and a Music in the Park event at Fox Park. Participants voted on their five favorite amenities and top budget priority and provided general comments on parks and recreation facilities. More than 280 people provided input through these events.

In August, events at the Molalla Public Library and Plaza Los Robles gathered more feedback on needs assessment findings, draft goals, and geographic priorities for acquisition and development.

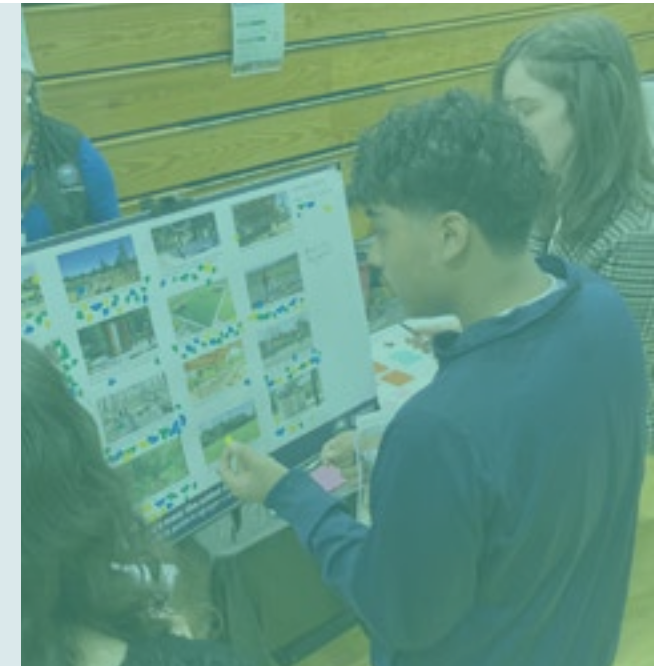
Online Survey

A survey was shared via the city's engagement website, The Molalla Current, from April to June 2024. The survey received more than 430 responses and asked for feedback on the current parks, recreation, and trails system; suggestions for facility improvements; and priorities for future investment.

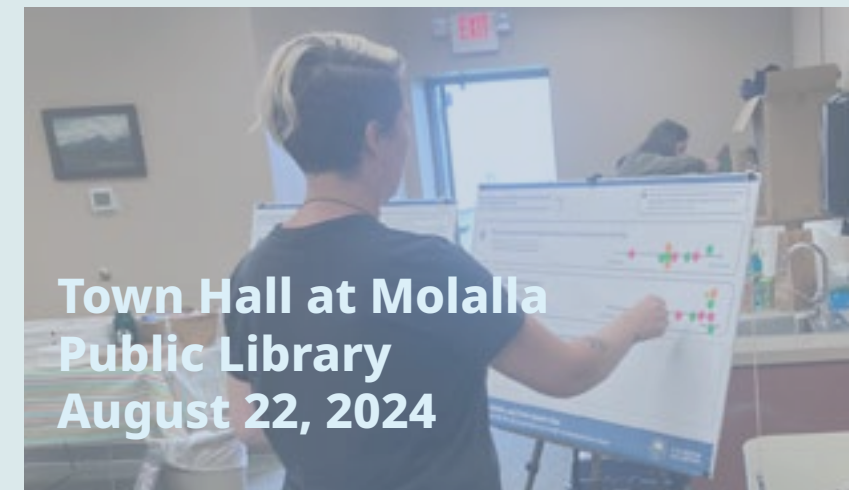
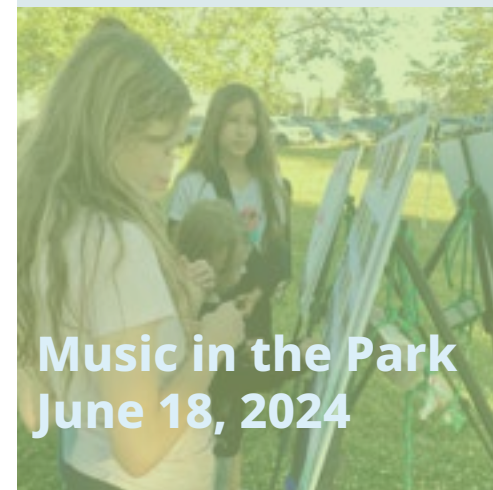


There should be a combined area for wayfinding where people can easily locate amenities. Among all the parks, there should be a variety of facilities available.

Answer to question "What would your ideal park system be like?" by Hacienda CDC representative



- 6 Interviews
- 1 Focus Group
- 1 Survey
- 5 Public Events





02 Understanding the Existing Park System

City Facilities

Park system planning requires the identification and assessment of existing park and recreation facilities and amenities through an inventory process. System strengths, opportunities, and needs, including under-served areas, are documented during the process.

The inventory focuses on facilities owned or operated by the City but also documents other public or private recreation facilities in the area. The full inventory is available in the appendices.

The City currently owns ten developed parks and three developed trails, totaling approximately 73.76 acres of land and approximately 1.43 miles of trails (Table 2.1). In addition, the City owns four undeveloped sites with potential for park uses (Table 2.2). These undeveloped sites total approximately 13.46 acres. The existing park and recreation system is shown on Map 2.1 Existing Park System.

An additional 89 acres of public facilities are provided by Molalla School District, Molalla Aquatic District, and Clackamas County.

Table 2.1 Park System Developed Facilities

DEVELOPED FACILITIES	
PARKS	ACRES
Mini Parks	
Odd Fellows Park	0.14
Rotary Park	0.44
Neighborhood Park	
Fox Park	1.96
Long Park	1.09
Strawberry Park	0.25

DEVELOPED FACILITIES	
Community Park	
Clark Park	9.67
Special Use Park	
Molalla Skate Park	0.34
Sheets Field & Molalla BMX Track	3.39
Bohlander Field	14.01
Natural Area Parks	
Ivor Davies Park	42.46
TOTAL PARK ACRES	73.76
TRAILS	MILES
Ivor Davies Walking Path	0.71
Bear Creek Byway	0.08
S Molalla Forest Road Trail	0.39
TOTAL TRAIL MILES	1.43

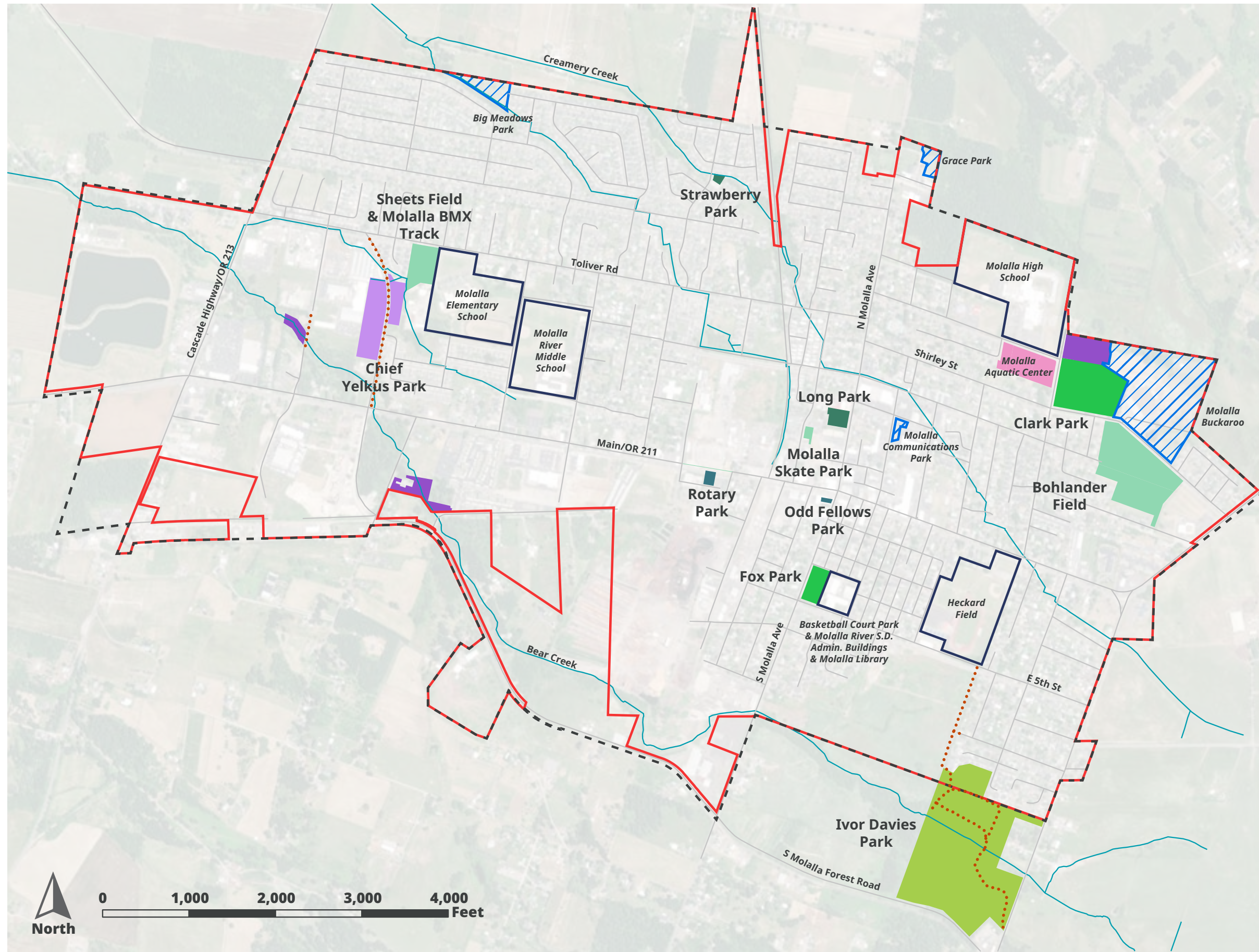
Table 2.2 Park System Undeveloped Facilities

UNDEVELOPED FACILITIES	
PARKS	ACRES
Bear Creek Annex	0.91
Clark Park Annex	3.33
Chief Yelkus Park	6.85
Pioneer Cemetery	2.37
TOTAL PARK ACRES	13.46

We'd love to see more biking routes throughout and around town.

Comment from town hall event attendee

Map 2.1 Existing Park System



LEGEND / LEYENDA

- City Limits / *Límites de la ciudad*
- Urban Growth Boundary / *Límite de crecimiento urbano*
- Streets / *Calles*
- Streams / *Arroyo*

CITY PARKS / PARQUES DE LA CIUDAD

- Mini Park / *Miniparque*
- Neighborhood Park / *Parque del barrio*
- Community Park / *Parque comunitario*
- Special Use Park / *Parque de uso especial*
- Natural Area Parks / *Parques de áreas naturales*
- Undeveloped Parkland / *Parques no desarrollado*
- Potential Parkland / *Parque potencial*
- Trail / *Camino*

ADDITIONAL FACILITIES / INSTALACIONES ADICIONALES

- Aquatic District / *Distrito acuático*
- School District / *Distrito escolar*
- Private Land / *Terreno privado*



Level of Service

Industry best practices set by NRPA are used to determine the level of service the existing park system provides. Two benchmarks are applicable measures for level of service: residents per park and acres of parkland per 1,000 residents.

Residents per Park

The ratio of residents per park is calculated based on the current population estimate (10,335 people) and the number of existing developed parks (10 parks). Based on this equation, the ratio of residents per park in Molalla is 1,034 residents per park.

For this benchmark, a smaller ratio (close to the lower quartile) is preferred, meaning there are fewer residents per park compared to similarly sized jurisdictions.

In Table 2.3, Molalla's ratio is compared to national ratios for jurisdictions surveyed with populations having less than 20,000 residents to provide a viable comparison.

As shown in Table 2.3, Molalla's ratio of residents per park is lower than the median. The residents per park ratio shows that Molalla currently provides an adequate number of parks, and residents have more parks to visit than the average similarly sized jurisdiction.

Table 2.3 Residents per Park

	Number of Residents	Residents Per Park	Comparison
Molalla			
	10,335	1,034	-
NRPA Review of Similarly Sized Agencies			
Lower Quartile	-	659	+375
Median	-	1,172	-139
Upper Quartile	-	1,944	-911



Engagement at high school career fair on April 10, 2024

Sports fields! The community does not have many, only two ball fields for youth in city-owned parks...

Answer to question: Are there any features, services, or activities you want added to parks and recreation facilities in Molalla? by representative from Molalla Youth Sports

Acres of Parkland per 1,000 Residents

The ratio of acres of park land per 1,000 residents is calculated based on the acreage of developed park land (73.76 acres) and the current population estimate (10,335) divided by 1,000. Based on this equation, the acres of park land per 1,000 residents in Molalla is 7.14 acres per 1,000 residents.

For this benchmark, a higher ratio (close to the upper quartile) is preferred, meaning there are more acres per resident than in the average similarly sized jurisdiction.

Table 2.4 shows Molalla's ratio is lower than the national median for similarly sized jurisdictions and close to the lower quartile average.

This means Molalla's level of service could be improved by adding developed park acreage. Molalla would need 56.46 more acres of developed parkland to meet the current median level of service for this metric. Detailed level of service analysis is found in the appendices.

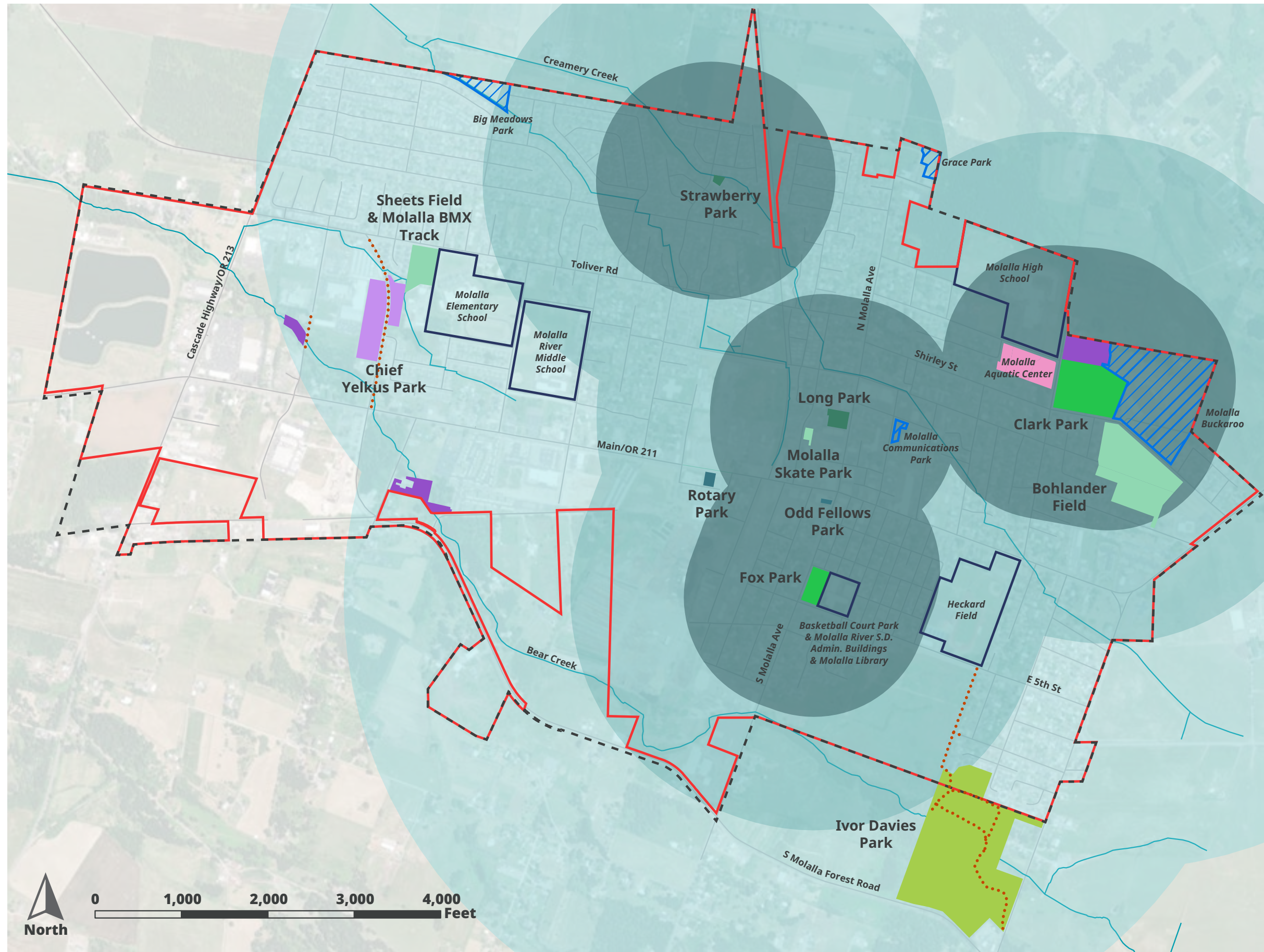
Table 2.4 Acres of Park Land per 1,000 Residents

	Population	Ratio (Acres of Park Land / 1,000 Residents)	Comparison	Acres Needed to Meet Ratio
Molalla				
	10,335	7.14	-	-
NRPA Review of Similarly Sized Agencies				
Lower Quartile	-	6.0	+1.1	-11.75
Median	-	12.6	-5.5	56.46
Upper Quartile	-	20.9	-13.8	142.24



Clark Park

Map 2.2 Existing Level of Service



- LEGEND / LEYENDA**
- City Limits / *Límites de la ciudad*
 - Urban Growth Boundary / *Límite de crecimiento urbano*
 - Streets / *Calles*
 - Streams / *Arroyo*
 - 1/4 mile Direct Access / *1/4 de milla*
 - 1/2 mile Walkable Access / *1/2 milla*
 - 1 mile Neighborhood Access / *1 milla*
- CITY PARKS / PARQUES DE LA CIUDAD**
- Mini Park / *Miniparque*
 - Neighborhood Park / *Parque del barrio*
 - Community Park / *Parque comunitario*
 - Special Use Park / *Parque de uso especial*
 - Natural Area Parks / *Parques de áreas naturales*
 - Undeveloped Parkland / *Parques no desarrollado*
 - Potential Parkland / *Parque potencial*
 - Trail / *Camino*
- ADDITIONAL FACILITIES / INSTALACIONES ADICIONALES**
- Aquatic District / *Distrito acuático*
 - School District / *Distrito escolar*
 - Private Land / *Terreno privado*





03 Identifying Park System Needs

Top Needs and Priorities

Parks, recreation, and trails system needs are determined through a detailed evaluation of park inventory, level of service, demographics, projected population growth, public involvement findings, and recreation trends. A summary of these needs and priorities is included below. The detailed profile of Molalla’s community demographics and summaries of the public involvement methods and findings are included in the appendices.

Enhance Existing Parks

Enhance existing parks through improved or new park facilities. Playgrounds and nature based play are high priorities for the community. Water access is also desired to allow for more opportunities to fish and view wildlife. New and updated sports facilities were also identified as a priority to address the demand for facilities for soccer, softball, baseball, volleyball, and skateboarding.

Prioritize Access

Prioritize and increase access to park facilities for current and future residents of Molalla. To increase physical access, add new paved paths and unpaved trails to connect residents to park facilities, and follow accessibility best practices when updating and developing new facilities. To increase access for residents of all ages provide multi-generation facilities like picnic areas, outdoor exercise equipment, and sports facilities. To increase access for Spanish-speaking residents provide bilingual signs and communications across the park system.

Increase Maintenance

Increase the maintenance of park facilities. Keep restrooms clean and open. Fix and replace broken and outdated facilities, and increase maintenance staffing and funding.

Develop Park Facilities in Western Molalla

Add parks facilities to western Molalla. Western Molalla was identified as currently lacking in park facilities when compared to the rest of the city. Future parkland acquisition and park development is needed for this portion of the city.

Expand Parks System Resources

Expand park system development and funding resources. Require new development of sufficient size to dedicate parkland and fund development. Update park system development charge rate methodology periodically as the city’s population grows.



Ivor Davies Park



04 Envisioning the Future of the Park System

Goals and actions guide implementation efforts and policy decisions toward achieving the plan's vision and recommendations. Goals are broad areas of achievement, and actions are specific steps needed to achieve stated goals. Recommendations are specific projects needed to achieve the plan goals and implement the vision.

Goals and Actions

1. Improve Existing and Develop New Facilities

- 1.1 Improve existing and develop more playground facilities.
- 1.2 Provide amenities that encourage outdoor activity and enhance the wellbeing of community members, including multiuse paths, trails, exercise equipment, sports facilities, benches, shade, and restrooms.
- 1.3 Provide spaces for social gatherings, including picnic areas, shelters, benches, sports facilities, and open spaces.
- 1.4 Offer water-based recreation opportunities including water play, creek access, and fishing.
- 1.5 Preserve and enhance open space and natural areas.
- 1.6 Regularly upgrade or replace facilities and equipment in poor condition.
- 1.7 Provide amenities to support park safety and cleanliness (including night lighting and receptacles for trash, recycling, and pet waste).

2. Increase Service and Connectivity to Improve Access and Inclusion

- 2.1 Develop new parks in underserved residential neighborhoods.
- 2.2 Ensure future residential areas have walkable access to public parkland.
- 2.3 Expand the network of paths and trails for walking and cycling between parks and other community destinations, including schools, government facilities, health facilities, commercial centers, and residential neighborhoods.
- 2.4 Improve accessibility of play areas, gathering spaces, and paths within parks for users of all ages and abilities.
- 2.5 Improve service for underserved groups by providing a variety of recreation options in park facilities to serve a broad range of users, supporting partner organizations in providing programming for youth and older adults (65+), and incorporating bilingual signage and communications.
- 2.6 Conduct focused engagement with underrepresented user groups prior to future park improvement projects. These groups include youth, low-income residents, people with disabilities, and Hispanic/Latino residents.

3. Leverage Parks to Promote a Vibrant and Resilient Community

- 3.1 Increase communication about park destinations and recreation opportunities for community members and visitors (including park locations, amenities, events, and available or suggested recreation activities).
- 3.2 Publicize and support park uses for public events.
- 3.3 Identify and promote opportunities for facility rentals while maintaining a low barrier of entry for small organizations and community groups.
- 3.4 Develop and install additional wayfinding signs, educational and interpretative elements, and public art that explores local culture, history, and ecology.
- 3.5 Identify underutilized parkland and promote uses that address community needs.

4. Conserve Natural Resources and Increase Environmental Stewardship

- 4.1 Incorporate water conservation and water quality treatment practices in park facility maintenance, operations, and development.
- 4.2 Promote native or climate-adaptive plant species in park and recreation facility landscaping.
- 4.3 Plan for resiliency to drought, fire, extreme heat, and other natural hazards when developing new park and recreation facilities. Use existing guidelines and programs where applicable.
- 4.4 Pursue opportunities to restore ecological functions and wildlife habitat and to maintain or increase biodiversity, where appropriate.

5. Expand Available Resources for Improvements

- 5.1 Regularly evaluate and pursue public and private funding opportunities such as state, federal, tribal, and foundation grants for park system additions and upgrades.
- 5.2 Consider development policy updates to ensure new projects contribute adequate funding for public park development and maintenance.
- 5.3 Build and strengthen relationships with potential partners who may be interested in contributing to park and recreation efforts including Clackamas County, the Confederated Tribes of Grand Ronde, state and federal agencies, nonprofits, businesses, informal community organizations, and individual residents.



Ivor Davies Park

Recommendations

The following recommendations are based on the needs assessment, which distilled needs from the existing park system inventory, local relevant plans analysis, demographic and recreation trends analyses, level of service analysis, community engagement findings, and input from City staff, the Project Advisory Committee, and elected and appointed officials. Park system plan recommendations are aspirational in nature while helping to provide the means to realize projects over the next 20 years.

System

Level of Service

Currently, the park system ratio of park acreage per 1,000 residents is slightly higher than the lower quartile for similarly sized jurisdictions. To maintain this existing level of service as the population grows, the plan recommends the adoption of a level of service target of 7 park acres per 1,000 residents. With a forecasted population of 16,472 residents in 2045, the City will need to develop approximately 44 acres of parkland over the next 20 years to maintain its existing level of service.

The City has 6.85 acres of undeveloped property along South Molalla Forest Road near Sheets Field that will soon be developed as Chief Yelkus Park. After this park development, an additional 37 acres would be needed by 2045 to achieve the target of 7 acres of parkland per 1,000 residents and maintain the current level of service.

Table 4.1 Systemwide Recommendations

ID	Site	Description
S1	System	Adopt a level of service target of 7 acres of park land per 1,000 residents to maintain the existing level of service as the City's population grows.
S2	System	Amend the Molalla Development Code to include parkland dedication or parkland development standards for subdivisions and master planned development approvals.
S3	System	Increase parks staffing to six full-time equivalents (FTEs).
S4	System	Implement, design, and maintain consistency with features such as basic site furnishings (lighting, benches, water fountains, trash and recycling collection bins, dog waste bag dispensers, bike racks, etc.) and wayfinding and educational signage.
S5	System	Partner with local organizations and interested individuals to identify additional public art installations.

ID	Site	Description
S6	System	Stay up-to-date on and implement best practices in water, energy, wildlife habitat, and other natural resource conservation efforts in park facility operations and maintenance.
S7	System	Prioritize native plants that are drought-tolerant and climate change resistant and that enhance local biodiversity in landscaping improvements.
S8	System	Engage and collaborate with local and regional organizations, community leaders, and interested community members to seek funding, enhance communication and marketing efforts, organize events and activities, and protect and enhance cultural and ecological connections in parks and recreation facilities.
S9	Unsitd	Conduct feasibility study for developing sports field at City-owned and/or -leased property (e.g. Clark Park Annex, Molalla Aquatic District land).
S10	Unsitd	Conduct feasibility study for siting and developing covered amphitheater on existing City park property (e.g. Clark Park).
S11.1	Unsitd	Conduct feasibility study for siting and developing skate park with basic site furnishings (signage, waste bins, benches, bike racks).
S11.2	Unsitd	Develop skate park with basic site furnishings (signage, waste bins, benches, bike racks).



Fox Park

Park Facility Development

Park facility development recommendations are outlined in Tables 4.2 to 4.8. Recommendations include development of existing mini, neighborhood, community, special use, and natural area parks as well as undeveloped parks, new parks, and park acquisitions and development.

Mini-Park Facility Development

- Odd Fellows Park
- Rotary Park

Neighborhood Park Facility Development

- Long Park
- Strawberry Park

Community Park Facility Development

- Clark Park
- Fox Park

Special Use Park Facility Development

- Sheets Field and BMX Track
- Bohlander Field

Natural Area Park Facility Development

- Ivor Davies Park

Undeveloped Park Facility Development

- Pioneer Cemetery
- Chief Yelkus Park
- Bear Creek

New Facility Development

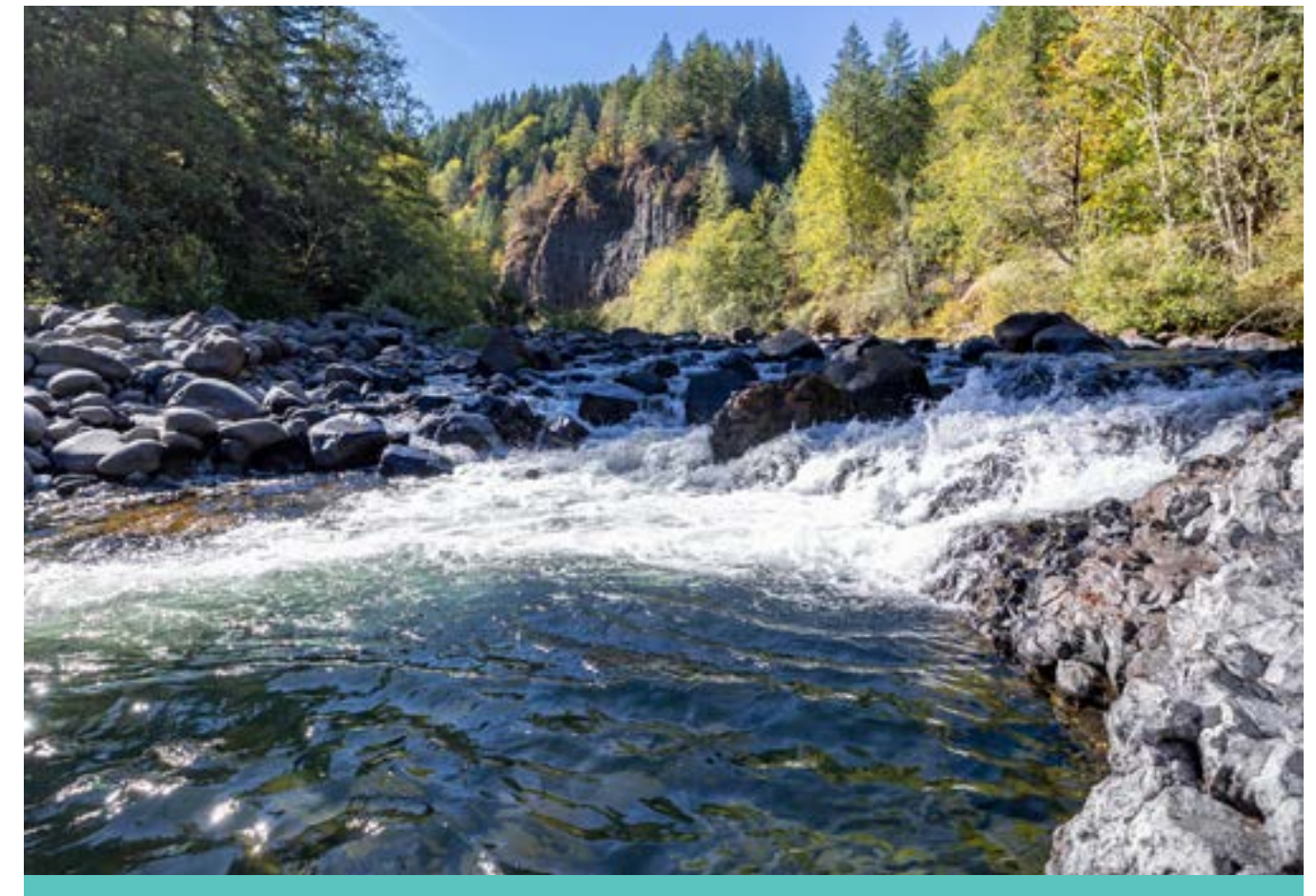
- Future Neighborhood Park Acquisition 1 (West)
- Future Neighborhood Park Acquisition 2 (West)

Table 4.2 Mini-Park Recommendations

ID	Site	Description
P1.2	Odd Fellows Park	Develop paved path through the site.
P1.2	Odd Fellows Park	Install site furnishings (picnic tables, benches, waste receptacles, bike racks).
P1.3	Odd Fellows Park	Install landscaping (shrubs & perennials) improvements and update irrigation.
P2.1	Rotary Park	Install drinking fountain.

Table 4.3 Neighborhood Park Recommendations

ID	Site	Description
P3.1	Long Park	Replace gazebo/stage cover and install ADA-accessible ramp and additional electrical outlet.
P3.2	Long Park	Install shade structure to west of the pickleball courts and additional site furnishings (benches, waste receptacles) and replace concrete pads under four picnic tables.
P3.3	Long Park	Replace existing playground.
P3.4	Long Park	Remove dying trees and replace with additional trees, shade structures, and/or park features.
P4.1	Strawberry Park	Install shade structure.
P4.2	Strawberry Park	Install drinking fountain and bicycle racks.



Molalla River Recreation Area, Greg Shine, BLM

Table 4.4 Community Park Recommendations

ID	Site	Description
P5.1	Clark Park	Replace playground equipment and surfacing.
P5.2	Clark Park	Replace picnic shelter and install additional picnic tables.
P5.3	Clark Park	Improve ball fields and install subgrade drainage.
P5.4	Clark Park	Pave north parking lot, add lighting to the parking lots, and install bike racks for increased accessibility.
P5.5	Clark Park	Install site furnishings (benches).
P6.1	Fox Park	Pursue extended lease or acquisition of all or a portion of the property prior to future investment
P6.2	Fox Park	Replace existing toddler play equipment and surfacing.
P6.3	Fox Park	Replace restroom with a facility with two stalls that reduces maintenance costs (e.g. Portland Loo).
P6.4	Fox Park	Install accessible path between restroom, playground, and picnic shelter.
P6.5	Fox Park	Install site furnishings (benches, picnic tables, waste receptacles, bike racks).

Table 4.5 Special Use Park Recommendations

ID	Site	Description
P7.1	BMX Track and Sheets Field	Install accessible path connection to Chief Yelkus Park (See P12.4).
P7.2	BMX Track and Sheets Field	Improve ball field and install subgrade drainage.
P7.3	BMX Track and Sheets Field	Install bike racks.
P7.4	BMX Track and Sheets Field	Conduct community engagement process to identify needs for additional amenities and bike park improvements.
P8.1	Bohlander Field	Conduct concept plan and community engagement process to identify future site amenities.

Ivor Davies Park improvements focus on increasing accessibility, addressing safety concerns, providing standard park furnishings, and enhancing recreation opportunities around Shorty's Pond. As a first step, the entire park should be included within the City's UGB and annexed within City limits. The City also should plan to increase operations and maintenance at this park to improve visibility with vegetation management.

Table 4.6 Natural Area Park Recommendations

ID	Site	Description
P9.1	Ivor Davies Park	Repair paths and install waste bins throughout the park.
P9.2	Ivor Davies Park	Install wayfinding and educational signage.
P9.3	Ivor Davies Park	Install parking lot and lighting (~16 stalls).
P9.4	Ivor Davies Park	Install lighting in high traffic areas such as the parking lot, path, and picnic shelter.
P9.5	Ivor Davies Park	Install additional site furnishings, including benches along path, picnic tables under and around the existing shelter, and bike racks at main entry points.
P9.6	Ivor Davies Park	Install loop path at Shorty's Pond.
P9.7	Ivor Davies Park	Conduct feasibility study to rehabilitate pond for all-season use.

Improvements to **undeveloped park land** include paths, water viewing and access points, and habitat enhancements. This plan refers to a City-owned property adjacent to Pioneer Cemetery, which is owned by a church to the north, as Pioneer Cemetery Park. However, this City property along with recently acquired parkland along Bear Creek have not been formally named, so the City should name these parks in addition to site improvements.

Table 4.7 Undeveloped Park Recommendations

ID	Site	Description
P10.1	Pioneer Cemetery	Install wayfinding and educational signage.
P10.2	Pioneer Cemetery	Install pet waste station.
P10.3	Pioneer Cemetery	Enhance creek habitat with plant rehabilitation and install water access points.
P10.4	Pioneer Cemetery	Install walking path loop.
P10.5	Pioneer Cemetery	Remodel parking lot surfacing.
P11.1	Chief Yelkus Park	Construct boardwalk and concrete paths.
P11.2	Chief Yelkus Park	Install site furnishings (benches, picnic tables, and signage).
P11.3	Chief Yelkus Park	Construct wetland enhancements.
P11.4	Chief Yelkus Park	Continue path connecting BMX park to boardwalk path (See P8.3).
P11.5	Chief Yelkus Park	Develop remainder of east portion of site.
P12.1	Bear Creek	Install water access and viewing areas.

Western Molalla lacks sufficient parks and would be better served by developing park and recreation facilities with amenities identified as most needed. These include playgrounds (accessible partially covered or shaded for multiple ages), walking paths, covered seating, covered picnic areas and BBQs, outdoor volleyball, court sports, and sports fields for soccer, softball, and baseball. The City should prioritize acquiring additional park land in western Molalla locations that are least suitable for intensive development and accessible to residential development. Concept planning, which includes public engagement and planning-level cost estimates, would then help the City access funding for developing the new parks.

Table 4.8 Park Acquisition and Development Recommendations

ID	Site	Description
A1.1	Future Neighborhood Park Acquisition 1 (West)	Acquire 1-5 acres of land for park development.
A1.2	Future Neighborhood Park Acquisition 1 (West)	Conduct concept plan process, which includes community engagement and planning-level cost estimate.
A2.1	Future Community Park Acquisition 2 (West)	Acquire 5-15 acres of land for park development.
A2.2	Future Community Park Acquisition 2 (West)	Conduct concept plan process, which includes community engagement and planning-level cost estimate.



Fox Park splash pad

Trail Development

Recommendations for trail development are summarized in Table 4.9

New Facility Development

- Bear Creek Trail
- Creamery Creek Trail
- Molalla Forest Road Connection
- Molalla Rail Trail
- Molalla-to-Canby Connection

Table 4.9 Trail Development Recommendations

ID	Site	Description
T1	Bear Creek Trail	Acquire land and additional funding to create a trail along Bear Creek, connecting Bear Creek to Chief Yelkus, Pioneer Cemetery, and Ivor Davies Park.
T2	Creamery Creek Trail	Acquire land and additional funding to create a trail along Creamery Creek, connecting to Strawberry Park, the rails-to-trail multiuse path conversion, and potential UGB land expansion to the north.
T3	Molalla Forest Road Connection	Acquire land and develop a multiuse path along S. Molalla Forest Road.
T4	Molalla Rail Trail	Acquire and develop land to convert the former railroad in Molalla to a multiuse recreation path.
T5	Molalla-to-Canby Connection	Partner with local and regional agencies and organizations such as the City of Canby, Clackamas County, and Mt. Hood Territory (the county destination marketing organization) for developing a city-to-city cycling connection between Canby and Molalla as well as a connection between Molalla and Feyrer Park to the east. Add on-street path connections to the Transportation System Plan (TSP).



Bear Creek pedestrian bridge

Operations and Maintenance

The City will need to adjust its staffing and funding levels to adequately support park operations and maintenance as the City experiences population growth and the park system expands. Standards for maintenance and consistency in products can also improve efficiency.

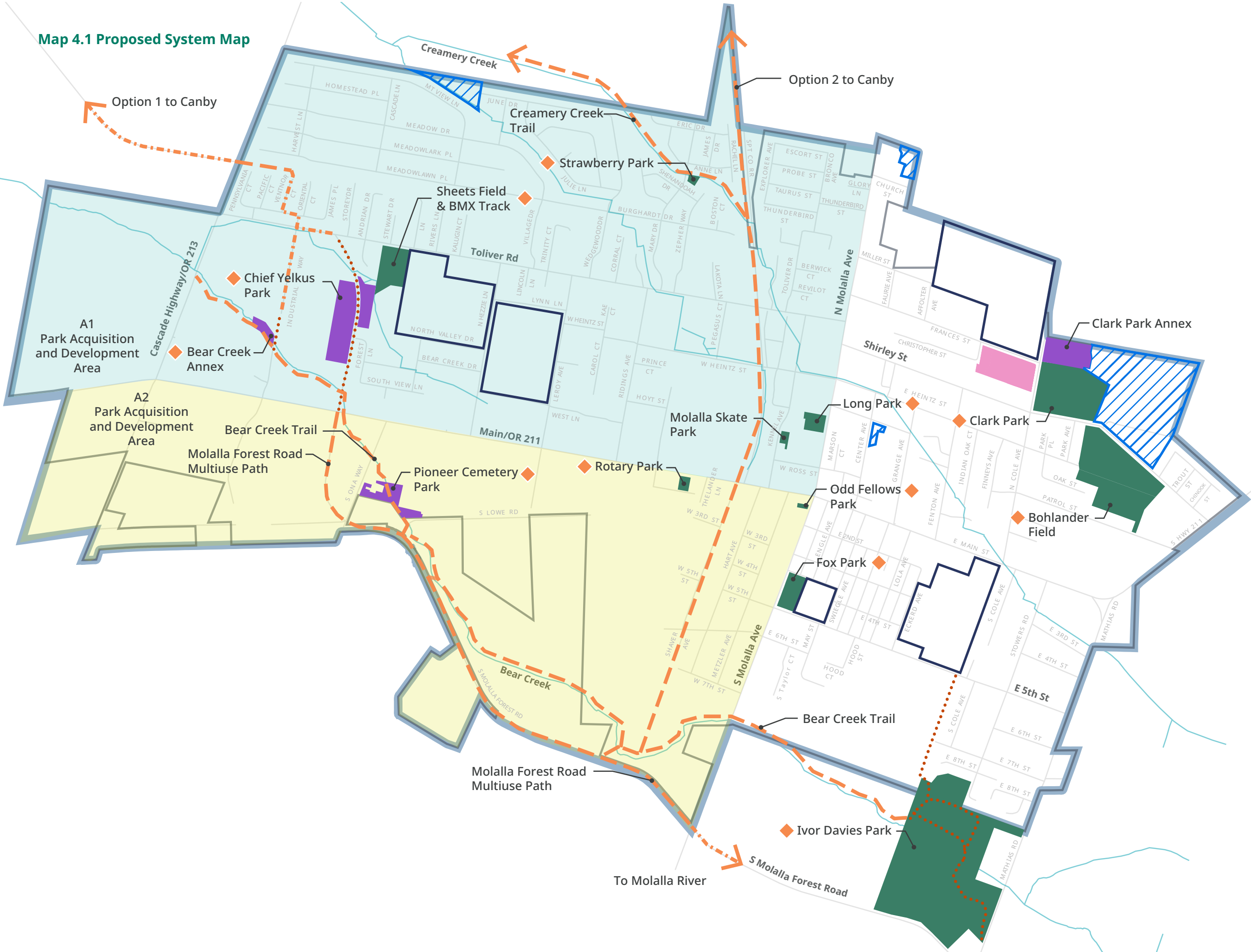
Examples of such standards include ensuring playground equipment and surrounding play areas meet ASTM and National Playground Safety Institute standards; ensuring park facilities and circulation are accessible for all, structurally sound facilities with no

compromised materials, park spaces are free of debris or graffiti, and restrooms are open consistently, clean, sanitary, and supplied with necessary facility products.



Long Park pickleball court construction

Map 4.1 Proposed System Map



LEGEND

- City Limits
- Urban Growth Boundary
- Streets
- Streams

Existing Facilities

- City Park Facility
- Aquatic District
- School District
- Private Land
- Trail

Proposed Facilities

- Proposed Parkland
- Park Acquisition and Development Area 1
- Park Acquisition and Development Area 2
- ◆ Park Facility Development
- Trail / Path Development
- On-Street Connection



05 Implementation

This chapter summarizes the planned projects and system recommendations, the prioritization of projects over the 20-year planning period, and funding strategies the City can utilize for implementation.

Planned Projects

Cost estimates are in 2024 dollars and should be updated as projects are implemented to account for inflation.

Table 5.1 Planned Projects

ID	Project Title	Description	Size	Cost
P1	Odd Fellows Park	Develop paved path through the site. Install site furnishings (picnic tables, benches, waste receptacles, bike racks). Install landscaping (shrubs & perennials) improvements and update irrigation.	0.14 ac	\$191,100
P2	Rotary Park	Install drinking fountain.	0.44 ac	\$29,500
P3	Long Park	Replace gazebo/stage cover and install ADA-accessible ramp and additional electrical outlet. Install shade structure to west of the pickleball courts and additional site furnishings (benches, waste receptacles) and replace concrete pads under four picnic tables. Replace existing playground. Remove dying trees and replace with additional trees, shade structures, and/or park features.	1.09 ac	\$857,500
P4	Strawberry Park	Install shade structure. Install drinking fountain and bicycle racks.	0.25 ac	\$51,600
P5	Clark Park	Replace playground equipment and surfacing. Replace picnic shelter and install additional picnic tables. Improve ball fields and install subgrade drainage. Pave north parking lot, add lighting to the parking lots, and install bike racks for increased accessibility. Install site furnishings (benches).	9.67 ac	\$1,700,700

*Bench Dedication
City of Eugene, OR*

Benches are a popular and memorable donation to parks systems. The City of Eugene developed a donation inquiry form and guidelines for standard commemorative benches to ensure equitable donation opportunities for individuals and organizations. The guidelines help maximize community benefit by outlining location, maintenance, and duration or relocation policies of dedicated benches. Placing a plaque on an existing bench in good condition costs \$5,000, and a plaque on a bench that needs replacement costs \$6,500.

Source: City of Eugene Parks and Open Space



Table 5.1 Planned Projects

ID	Project Title	Description	Size	Cost
P6	Fox Park	Pursue extended lease or acquisition of all or a portion of the property prior to future investment. Replace existing toddler play equipment and surfacing. Replace restroom with a facility with two stalls that reduces maintenance costs (e.g. Portland Loo). Install accessible path between restroom, playground, and picnic shelter. Install site furnishings (benches, picnic tables, waste receptacles, bike racks).	1.96 ac	\$690,800
P7	BMX Track and Sheets Field	Install accessible path connection to Chief Yelkus Park (See P12). Improve ball field and install subgrade drainage. Install bike racks. Conduct community engagement process to identify needs for additional amenities and bike park improvements.	3.39 ac	\$391,600
P8	Bohlander Field	Conduct concept plan and community engagement process to identify future site amenities.	14.01 ac	\$40,000

Table 5.1 Planned Projects

ID	Project Title	Description	Size	Cost
P9	Ivor Davies Park	Repair paths and install waste bins throughout the park. Install wayfinding and educational signage. Install parking lot and lighting (~16 stalls). Install lighting in high traffic areas such as the parking lot, path, and picnic shelter. Install additional site furnishings, including benches along path, picnic tables under and around the existing shelter, and bike racks at main entry points. Install loop path at Shorty's Pond. Conduct feasibility study to rehabilitate pond for all-season use.	42.46 ac	\$1,283,200
P10	Pioneer Cemetery	Install wayfinding and educational signage. Install pet waste station. Enhance creek habitat with plant rehabilitation and install water access points. Install walking path loop. Remodel parking lot surfacing.	2.37 ac	\$198,500
P11	Chief Yelkus Park	Construct boardwalk and concrete paths. Install site furnishings (benches, picnic tables, and signage). Construct wetland enhancements. Continue path connecting BMX park to boardwalk path (See P8). Develop remainder of east portion of site.	6.85 ac	\$2,175,700
P12	Bear Creek	Install water access and viewing areas.	0.91 ac	\$48,400

*Responsible Outdoor Lighting
Stacy Park, Olivette, MO*



Outdoor artificial lighting contributes to light pollution, which disrupts human circadian rhythms as well as the migratory and feeding habits of nocturnal species. Dark Sky International (DSI) recommends implementing the following five principles: Responsible outdoor lighting is: 1) useful; 2) targeted; 3) low-level; 4) controlled; and 5) warm-colored. Stacy Park, a designated Urban Night Sky Place, is a 35-acre park outside St. Louis in the City of Olivette with soccer fields, baseball diamonds, and a blacktop walking path, all designed to promote an authentic nighttime experience while ensuring public safety. The city's responsible outdoor lighting standards grew out of its 2018 Parks Plan implementation. The city partners with Missouri Master Naturalists, St. Louis Audubon Society, and the St. Louis Astronomical Society to offer programs at Stacy Park on preserving the night sky and the detrimental effects of light pollution.

Source: Dark Sky International

Table 5.1 Planned Projects

ID	Project Title	Description	Size	Cost
A1	Future Neighborhood Park Acquisition (west)	Acquire 1-5 acres of land for park development. Conduct Park Conceptual Plan and community engagement process.	1 - 5 ac	\$575,000
A2	Future Community Park Acquisition (west)	Acquire 5-15 acres of land for park development. Conduct Park Conceptual Plan and community engagement process.	5 - 15 ac	\$1,650,000
T1	Bear Creek Trail	Construct trail along Bear Creek.	-	\$292,600
T2	Creamery Creek Trail	Construct trail along Creamery Creek.	-	\$76,400
T3	Molalla Forest Road Connection	Construct multi-use path along S. Molalla Forest Road.	-	\$1,372,400
T4	Molalla Rail Trail	Construct multi-use path along former railroad.	-	\$2,060,800
T5	Molalla-to-Canby Connection	Partner to construct cycling connections between Canby and Molalla and between Molalla and Feyrer Park.	-	ND

Parks in Practice

*Row River Trail
Cottage Grove, Oregon*

The Row River Trail is a 15.6-mile multi-use trail that connects historic downtown Cottage Grove to Dorena Lake. The trail is a designated National Historic trail that attracts 100,000 visitors to Cottage Grove and surrounding rural communities. Users enjoy views of Dorena Lake, surrounding farm country, and historic covered bridges. The Bureau of Land Management acquired the first 14 miles in 1993, and the City of Cottage Grove acquired the remaining miles in 1994 to connect the trail into downtown. Volunteer labor and donated materials contributed to development of the trail and amenities including restrooms, benches, and bike racks. The City and BLM partner on ongoing maintenance and development of the 8- to 10-foot-wide paved trail. Promoted as a regional and national attraction, the Row River Trail has helped Cottage Grove transition from a timber-based economy to a diversified economy that includes recreation and tourism.

Source: American Trails



Parks in Practice



*Creative Wayfinding
Busey Woods, Urbana, IL*

Busey Woods is a 59-acre natural area in Urbana used for education programs, hiking, and birdwatching. Visitors also enjoy its spring wildflowers and 1/3-mile elevated boardwalk. The Busey Woods gateway, which includes a tree-shaped welcome sign and sculptural interpretative panel, invites visitors to read, learn, and engage with the site. Interpretive panels along the trail also provide information about the region's history, illustrate management practices of the nature area, and call attention to the park's ecology.

Source: Taylor Studios

Table 5.1 Planned Projects

ID	Project Title	Description	Size	Cost
S4	Signage and Site Furnishing Standards Plan	Develop a systemwide guiding document for standardized parks signage and site furnishings.	-	\$40,000
S9	Sports Field Feasibility Study	Conduct feasibility study for developing sports field at City-owned and/or -leased property (e.g. Clark Park Annex, Molalla Aquatic District land).	-	\$30,000
S10	Amphitheater Feasibility Study	Conduct feasibility study for siting and developing covered amphitheater on existing City park property (e.g. Clark Park).	-	\$40,000
S11.1	Skate Park Feasibility Study	Conduct feasibility study for siting and developing skate park with basic site furnishings (signage, waste bins, benches, bike racks).	-	\$30,000
S11.2	Skate Park Development	Develop skate park with basic site furnishings (signage, waste bins, benches, bike racks).	-	\$857,800

Prioritization

As new parkland is developed, the park system will increase in size, acreage, and miles of trails.

Table 5.2 categorizes proposed projects by site and priority level. The total costs for planned projects are estimated to be approximately \$14,683,600. The prioritized projects are divided into three priority levels.

- \$4,584,300 in funding for high priority projects (2025-2030)
- \$7,642,800 in funding for medium priority projects (2030-2035)
- \$2,456,500 in funding for low priority projects (2035-2045)

Table 5.2 Project Prioritization

ID/ Phase	Project Title/Description	High	Medium	Low
		FY 2025-2030	FY 2030-2035	FY 2035-2045
P1 Odd Fellows Park				
Phase 1	Install paved path through the site.	\$122,600	-	-
Phase 2	Install additional site furnishings, including picnic tables, benches, trash/recycling collection, and bike racks.	-	\$32,300	-
Phase 3	Install irrigation and landscape improvements.	-	-	\$36,200
P2 Rotary Park				
Phase 1	Install water fountain/spigot.	-	-	\$29,500
P3 Long Park				
Phase 1	Replace gazebo/stage cover and install accessible ramp and electrical outlet. Install additional site furnishings, include benches and trash/recycling bins.	\$541,000	-	-
Phase 2	Replace existing playground.	-	\$298,900	-
Phase 3	Remove dying trees and replace with additional trees, shade structures, and/or park features.	-	-	\$17,600
P4 Strawberry Park				
Phase 1	Install a shade structure.	\$24,700	-	-
Phase 2	Install water fountain and bike racks.	-	\$26,900.00	-

Table 5.2 Project Prioritization

ID/ Phase	Project Title/Description	High	Medium	Low
		FY 2025-2030	FY 2030-2035	FY 2035-2045
P5 Clark Park				
Phase 1	Upgrade declining facilities, playgrounds, picnic shelters, and field facilities.	\$1,252,700	-	-
Phase 2	Pave the north parking lot, add lighting, include ADA accessible spots and install bike racks.	-	\$418,800	-
Phase 3	Install additional benches and picnic tables.	-	-	\$29,200
P6 Fox Park				
Phase 1	Pursue extended lease or purchase or purchase of park land. Replace toddler play structure.	\$151,400	-	-
Phase 2	Replace bathroom and increase ADA accessibility in the park by paving paths between the parking lot, bathroom, picnic shelter and playgrounds.	-	\$507,900	-
Phase 3	Install additional site furnishings, including benches, picnic tables, trash/recycling collection, and bike racks.	-	-	\$31,500
P7 BMX Track and Sheets Field				
Phase 1	Increase parking and create a path connection to Chief Yelkus Park.	\$82,200	-	-
Phase 2	Improve field drainage by replacing grass and subgrade profile, adding a sub-grade drainage system. Install bike racks.	-	\$284,400	-
Phase 3	Conduct public outreach to identify needs for bike park improvements.	-	-	\$25,000
P8 Bohlander Field				
Phase 1	Conduct concept plan process, including community engagement and planning-level cost estimate, to identify future park amenities and/or programming.	-	\$40,000	-
P9 Ivor Davies Park				
Phase 1	Repair paths and install wayfinding and educational signage and waste bins. Install parking lot and lighting.	\$357,700	-	-
Phase 2	Add benches and lighting along path and install picnic tables.	-	\$785,200	-
Phase 3	Add loop path around Shorty's Pond. Conduct feasibility study to rehabilitate pond for all-season use.	-	-	\$140,300

Table 5.2 Project Prioritization

ID/ Phase	Project Title/Description	High	Medium	Low
		FY 2025-2030	FY 2030-2035	FY 2035-2045
P10	Pioneer Cemetery			
Phase 1	Install educational/wayfinding signage and a dog waste bag dispenser.	\$55,700	-	-
Phase 2	Restore and improve creek habitats, allowing for water access.	-	\$46,800	-
Phase 3	Upgrade parking lot, adding ADA parking spots, and install a walking path system.	-	-	\$96,000
P11	Chief Yelkus Park			
Phase 2	Construct boardwalk and concrete paths. Install site furnishings (benches, picnic tables, signage). Construct wetland enhancements. Construct path continuation to connect P8.3 to P11.1 path work.	\$982,300	-	-
Phase 3	Develop remainder of east portion of site.	-	-	\$1,193,400
P12	Bear Creek			
Phase 1	Design and install water access and wildlife viewing areas.	-	\$48,400	-
A1	Future Neighborhood Park Acquisition (west)			
Phase 1	Acquire land for a 1-to-5-acre park.	\$500,000	-	-
Phase 2	Conduct concept plan process, including community engagement and planning-level cost estimate.	\$75,000		
A2	Future Community Park Acquisition (west)			
Phase 1	Acquire land for a 10-to-15-acre park.	-	\$1,500,000	-
Phase 2	Conduct concept plan process, including community engagement and planning-level cost estimate.	-	\$150,000	-
T1	Bear Creek Trail			
Phase 1	Construct trail along Bear Creek.	\$292,600	-	-
T2	Creamery Creek Trail			
Phase 1	Construct trail along Creamery Creek.	\$76,400	-	-
T3	Molalla Forest Road Connection			
Phase 1	Construct trail along S. Molalla Forest Road.	-	\$1,372,400	-

Table 5.2 Project Prioritization

ID/ Phase	Project Title/Description	High	Medium	Low
		FY 2025-2030	FY 2030-2035	FY 2035-2045
T4	Molalla Rail Trail			
Phase 1	Construct multi-use path along former railroad.	-	\$2,060,800	-
T5	Molalla-to-Canby Connection			
Phase 1	Partner to construct cycling connections between Canby and Molalla and between Molalla and Feyrer Park.	-	-	ND
S4	Signage and Site Furnishing Standards Plan			
Phase 1	Develop a systemwide guiding document for standardized parks signage and site furnishings.	\$40,000	-	-
S9	Sports Fields Feasibility Study			
Phase 1	Conduct feasibility study for developing sports field at City-owned and/or -leased property (e.g. Clark Park Annex, Molalla Aquatic District land).	\$30,000	-	-
S10	Amphitheater Feasibility Study			
Phase 1	Conduct feasibility study for developing covered amphitheater on park property.	-	\$40,000	-
S11	Skate Park Feasibility Study			
Phase 1	Conduct feasibility study for developing skate park with furnishings (signage, receptacles, benches, bike racks).	-	\$30,000	-
Phase 2	Develop skate park with furnishings (signage, receptacles, benches, bike racks).	-	-	\$857,800
TOTAL		\$4,584,300	\$7,642,800	\$2,456,500

Funding Strategies

Park improvements have been historically funded by the General Fund, which relies on property tax revenue, and the Parks SDC Fund. The City has budgeted a total of \$1,371,000 in expenditures for Parks personnel, materials and services, and capital improvements for 2024-2025. The Parks SDC Fund contributed \$700,000 of the total 2024-2025 parks budget while maintaining a \$1,345,000 reserve.

Significantly fewer revenue sources are available for funding operations and maintenance than for capital projects. The following are details on anticipated funding sources for parks system capital improvements and operations and maintenance as well as recommendations for leveraging the funding sources.

System Development Charge (SDC) Update

System Development Charges (SDCs) are fees applied to new development to help offset the impact of development or redevelopment on public infrastructure. The fees are intended to recover a fair share of the costs of existing and planned infrastructure that provides capacity to serve new residential, commercial, or other uses. The City should evaluate and update its parks SDC methodology, rate, and fees to reflect the needs identified in this plan.

Land Dedication

The City should update its development policies to require developers to provide a specific amount of park land, or a fee in lieu of, to ensure parks and/or funds for park system improvements are available. This funding method was broadly supported by the community during the public engagement process.

Grants

The City should pursue state, regional, federal, tribal, and foundation grants for park- and trail-related capital improvements. Many grant organizations throughout the country fund park acquisition and improvements; however, few provide funds for ongoing maintenance. When pursuing grants, the City should weigh the potential application's competitiveness with the required outlays of staff time.

General Obligation Bonds

This type of bond is a tax assessment on real and personal property. This fund can supplement existing revenue and is more widely distributed. Funds can be used for capital projects but cannot be used for the replacement of equipment. The City should evaluate the likelihood of success of a bond measure. Additional taxes lacked support during the park system planning process.

Local Option Levy (or Serial Levy)

This type of levy is established for a given property tax rate or amount for a specific time period, generally from one to five years, and is one of few funding sources for park operations and maintenance. However, voter approval is required. Additional taxes lacked support during the park system planning process.

User Fees

Molalla can generate revenue by expanding rental facilities, charging for maintenance services that primarily benefit specific groups, or charging for other services at highly used parks. However, equity concerns must be considered when raising or creating fees to ensure fair access. Additional user fees lacked support during the park system planning process.

Partnerships and Relationships

The City should further develop partnerships with local recreation service providers, private landowners, land trusts, nonprofits, the school district, and engaged individual residents as well as regional, state, and tribal government agencies. School district partnership is key to public use of athletic facilities, in particular. Relationships with private landowners and land trusts provide an opportunity to expand open space and natural areas within the park system through land donation or privately operated recreation facilities. Partnership with local sports groups can offset the costs of developing and maintaining athletic facilities. Soliciting and developing partnerships that can advance development that supports recreational tourism is a key economic development opportunity for the City. Lastly, Molalla can coordinate or encourage volunteer programs to offset park maintenance costs or support the development of Friends of the Park programs, which are commonly stewarded by nearby residents themselves.

Conclusion

The City recognizes that park facilities are essential to Molalla residents' physical and mental health. Recreational tourism and social connections that grow from recreating and gathering in parks are also key for supporting the local economy and promoting a sense of community.

The 2024 Molalla Parks, Recreation, and Trails System Plan is a guiding document to achieve the community's future park system vision. The plan's goals, recommendations, projects, and priorities aim to improve quality of life for Molalla's existing residents and its growing and diversifying population.



View of Mount Hood from Table Rock Trail

Economic Opportunities Analysis Updates (EOA)

Planning Commission

January 7, 2025



Previously In EOA discussions

- The draft available for the December Planning Commission meeting identified target industries, with forthcoming site need information upon recommendation from Planning Commission to City Council.
- DLCDC advised to bring this information back for PC to determine whether to deliberate further on the new information. We present those findings tonight.
 - If yes, we can bring it to the February meeting.
 - If not, we'll proceed with bringing the plan to Council on the 22nd



Updates

The updates did not change overall stated land need (~73 acres surplus) but did provide further site specific need. This gives the City flexibility in our UGB expansion to bring in additional large sites for employment land even though we're currently operating at a surplus of our 20 year land supply. Existing sites cannot meet those needs. This

information will also bolster arguments for zone changes for more efficient use of properties currently in the UGB.



Data Centers

- Data centers have been an industry where our region has seen growth. City was approached by a data center in fall with a serious inquiry about locating in Molalla.
- Data Centers typically need a site between 20-100 acres. Our inquiry was regarding a site with 50-100 acres.
- The City's UGB currently does not have such a site with contiguous ownership.
- The need for such a site has been added to our 20 year forecast.



Forecasted Land Need

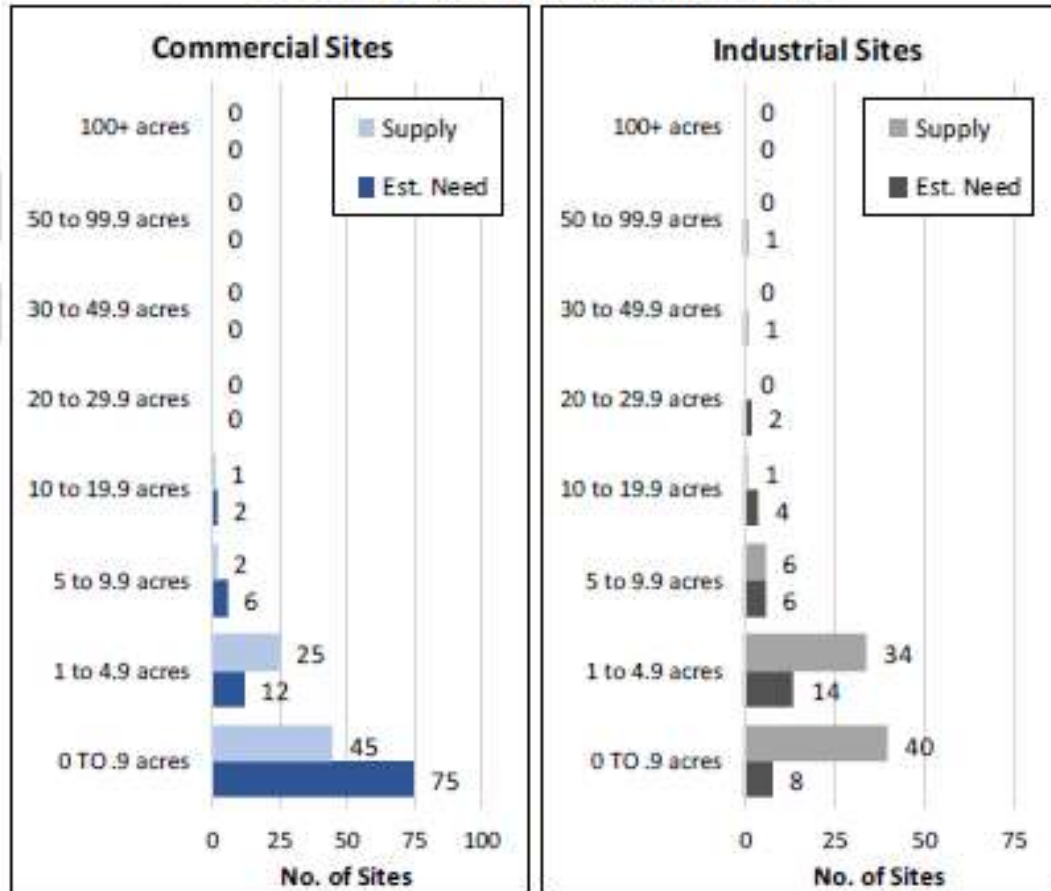
**FIGURE 7.7: ESTIMATE OF FORECASTED 20-YEAR SITE NEED
BY LAND USE AND SITE SIZE (ACRES)**

LAND USE	0 TO .9 acres	1 to 4.9 acres	5 to 9.9 acres	10 to 19.9 acres	20 to 29.9 acres	30 to 49.9 acres	50+ acres	TOTAL (sites)	TOTAL (acres)
Office	32	5	2	1	0	0	0	40	21
Institutional	4	3	2	0	0	0	0	9	13
Retail	39	4	2	1	0	0	0	46	36
Commercial Total:	75	12	6	2	0	0	0	95	70
Flex/B.P	1	5	2	1	0	0	0	9	18
Gen. Ind.	5	4	2	1	1	0	0	13	12
Warehouse	2	5	2	2	1	1	0	13	48
Industrial Total:	8	14	6	4	2	1	0	35	78
Data Center	0	0	0	0	0	0	1	1	50
TOTAL:	83	26	12	6	2	1	1	131	198

Source: Oregon Employment Department, BEA, Johnson Economics LLC

Available Sites

FIGURE 7.8: SUMMARY OF FORECASTED 20-YEAR SITE NEED VS. SITE SUPPLY
BY LAND USE AND SITE SIZE (ACRES), MOLALLA





CITY OF MOLALLA

In Person Public Comment for Planning Commission Meeting January 7th, 2025

Mrs. Jody Newland, a member of the Molalla Parks CPC came to clarify some of the committee's comments about the Parks Master Plan draft recommendations.

Mrs. Newland mentioned the removal of Odd Fellows Park Opportunities (in draft plan appendix) as well as removing Odd Fellows Park from the capital plan.

Mrs. Newland stated that Rotary Park is a nice greenspace and would like to remove the opportunities, keeping it as is and not sell it or put any improvements other than maybe a water fountain.

There was mention of removing/replacing the plant beds around the gazebo at Fox Park. Mrs. Newland mentioned that this would create more of a hazard as a step down than to keep it as is.

Mrs. Newland clarified that the Parks CPC's request of the shade for Long Park's Pickle Ball court was for the sunset and just to be a wind sail/shade and not a completely covered court.

525 S. 3rd St.

Silverton, Or 97381

Sister and supporter of the Timateo De La Cruz Memorial Skate Park

Cell: 503.509.2285

timateodelacruzmemorialsp@gmail.com

From: [Kylee Thixton](#)
To: [Jessica Wirth](#)
Subject: Support for the Molalla skatepark in honor of my uncle Timateo Del La Cruz
Date: Tuesday, January 7, 2025 5:54:41 PM

Sent from my iPhone

Dear Members of the Molalla City Council,

I'm writing to you to show my support for fixing up and improving the Molalla Skate Park in honor of my uncle, Timateo De La Cruz. He started the idea for the park back in 1997, but he passed away recently. I think we should honor him and make the park a priority.

My uncle Timateo cared a lot about our community and wanted to create a safe place for kids to hang out and do something fun. He worked really hard to get the Molalla Skate Park built. Even though he's gone now, his dream for the park is still important.

Today, it's more important than ever to have places where older kids can go to spend their time in a positive way. The Molalla Skate Park can be that place, offering a spot where they can learn new skills, make friends, and feel like they belong. By fixing up the park, we not only remember my uncle but also help our community's kids.

I hope the Molalla City Council will consider renaming the park to "Timateo De La Cruz Skate Park" to honor my uncle's efforts. This name change would remind everyone of the good he did for our community and encourage others to keep creating positive spaces for everyone.

Thank you for listening and for all the work you do for our community.

Sincerely,

Kylee Thixton
525 S. 3rd St
Silverton, Or 97381

From: [Mateo De La Cruz](#)
To: [Jessica Wirth](#)
Subject: Support for Prioritizing the Molalla Skate Park in Honor of Timateo De La Cruz
Date: Tuesday, January 7, 2025 5:48:01 PM

Dear Members of the Molalla City Council,

I am writing to you today to express my strong support for the prioritization and enhancement of the Molalla Skate Park, in honor of my late uncle, Timateo De La Cruz, who led the initial initiative for the park in 1997. My Uncle Timateo was a dedicated member of our community who believed in creating positive spaces for our youth. His passion for this cause was evident in his tireless efforts to establish the Molalla Skate Park as a haven for older kids to hang out and engage in healthy, constructive activities. Unfortunately, my Uncle Timateo passed away in 2022, but his vision for a vibrant, inclusive community space remains a testament to his legacy. In today's rapidly changing world, it is more important than ever to provide our youth with safe, engaging places to spend their time. The Molalla Skate Park has the potential to be just such a place, offering older kids a positive environment where they can build skills, forge friendships, and develop a sense of belonging. By prioritizing the enhancement of this park, we not only honor Timateo's memory but also invest in the well-being and future of our community's children. I urge the Molalla City Council to consider renaming the park to "Timateo De La Cruz Memorial Skate Park" as a tribute to my uncle's dedication and to ensure his legacy lives on. This gesture would serve as a reminder of the positive impact he had on our community and inspire future generations to continue his work in creating valued, supportive space for all. Thank you for your consideration and for your continued commitment to the betterment of our community.

Sincerely,
Mateo De La Cruz
525 S. 3rd St Silverton, Or 97381
5035092705



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: General Business

Agenda Date: 2/5/2025

From: Jessica Wirth, Comm. Dev. Tech.
Approved by: Mac Corthell, Assistant City Manager

SUBJECT: 2025 Planning Commission Chairman and Vice Chairman Appointments

FISCAL IMPACT: None

RECOMMENDATION/RECOMMEND MOTION: Appoint Planning Commission Chairman and Vice Chairman via consensus.

BACKGROUND: At the beginning of the year Planning Commission to appoint new Chairman and Vice Chairman, from its membership.



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: General Business

Agenda Date: 2/5/2025

From: Dan Zinder, Senior Planner
Approved by: Mac Corthell, Assistant City Manager

SUBJECT: Efficiency Measures

FISCAL IMPACT: None

RECOMMENDATION/RECOMMEND MOTION: Planning Commission to provide feedback to Staff and Council on the preliminary comprehensive plan rezoning map and general approach to efficiency measures

BACKGROUND:

ORS 197.296 requires that jurisdictions consider strategies to more efficiently utilize lands within their existing urban growth boundaries prior to expanding their urban growth boundary to meet land/housing needs identified in a Housing Needs Analysis. Efficiency Measures are included as part of Molalla's Urban Growth Boundary sequential review workplan. That projected date for efficiency measure passage of March, 2025 is fast approaching. Our workplan placed the efficiency measures after the conclusions of our Housing Needs Analysis (HNA), Housing Production Strategy (HPS), and Economic Opportunities Analysis (EOA) to have a full inventory of our land surpluses and deficits at our disposal for potential rezoning efforts as well as specific strategies we might include. As anticipated, the City's HNA showed that we have a substantial deficit in all residential land types and our EOA, assuming 2/12 adoption, showed a slight deficit in commercial land, and a surplus on industrial lands. Notably, this industrial surplus does not account for the need to pursue larger sites for larger scale industrial mentioned at the previous meeting. It simply informs us of how we can approach rezoning of existing lands.

Exhibits A and B show the City's current comprehensive plan map, proposed changes, and what the resulting map would look like. Note that these maps do not yet account for potential PSP

(Public Semi-Public) rezonings, which would likely occur on some of the larger constrained areas such as the Bear Creek Corridor.

While our approach to the efficiency measures was designed to most heavily consider zoning, the core of the efficiency measures deals with residential density. Our understanding is that since residential densities in our existing development code have minimum and maximum density requirements consistent with the Safe Harbor standards we utilized in the HNA we have a strong argument that we won't need to revise densities in our R1, R2, and R3 zones. For reference:

	Min Density	Max Density
R-1 Zone	4 units/acre	8 units/acre
R-2 Zone	6 units/acre	12 units/acre
R-3 Zone	8 units/acre	24 units/acre

Staff's recommendation is not to change these existing density breakdowns unless we are compelled to.

Additionally, the statute provides the opportunity to suggest other strategies for land efficiency and production of needed housing types similar to those that the City will be adopting in its HPS next month. Delays in passage of the HPS have hindered the City's ability to specifically tailor some of those strategies to the efficiency measures as Council has not yet advised on prioritization, let alone adoption of these strategies. Staff does not recommend bringing any of these strategies forward as efficiency measures with one potential exception.

A development code amendment Staff would feel comfortable bringing to Council by next month is changing the process for establishing an Accessory Dwelling Unit (ADU) from a Type II process to a Type I process. Per Oregon House Bill 2001 an ADU is allowed by right on any lot with a single-family home and, as such, there is no real benefit to bringing public comment into that arena. At a base level, the ADU will either meet standards or it won't, which makes it a fundamentally ministerial decision like any other building permit authorization. This change would save processing time for the applicant and also create a less confusing application process for the applicant as Type II applications require narrative responses that a lot of applicants find challenging. We can easily bring our processes into accord with state law and move forward with the other policies as guided by Council.

Exhibit A - Molalla Comprehensive Plan Zoning Map

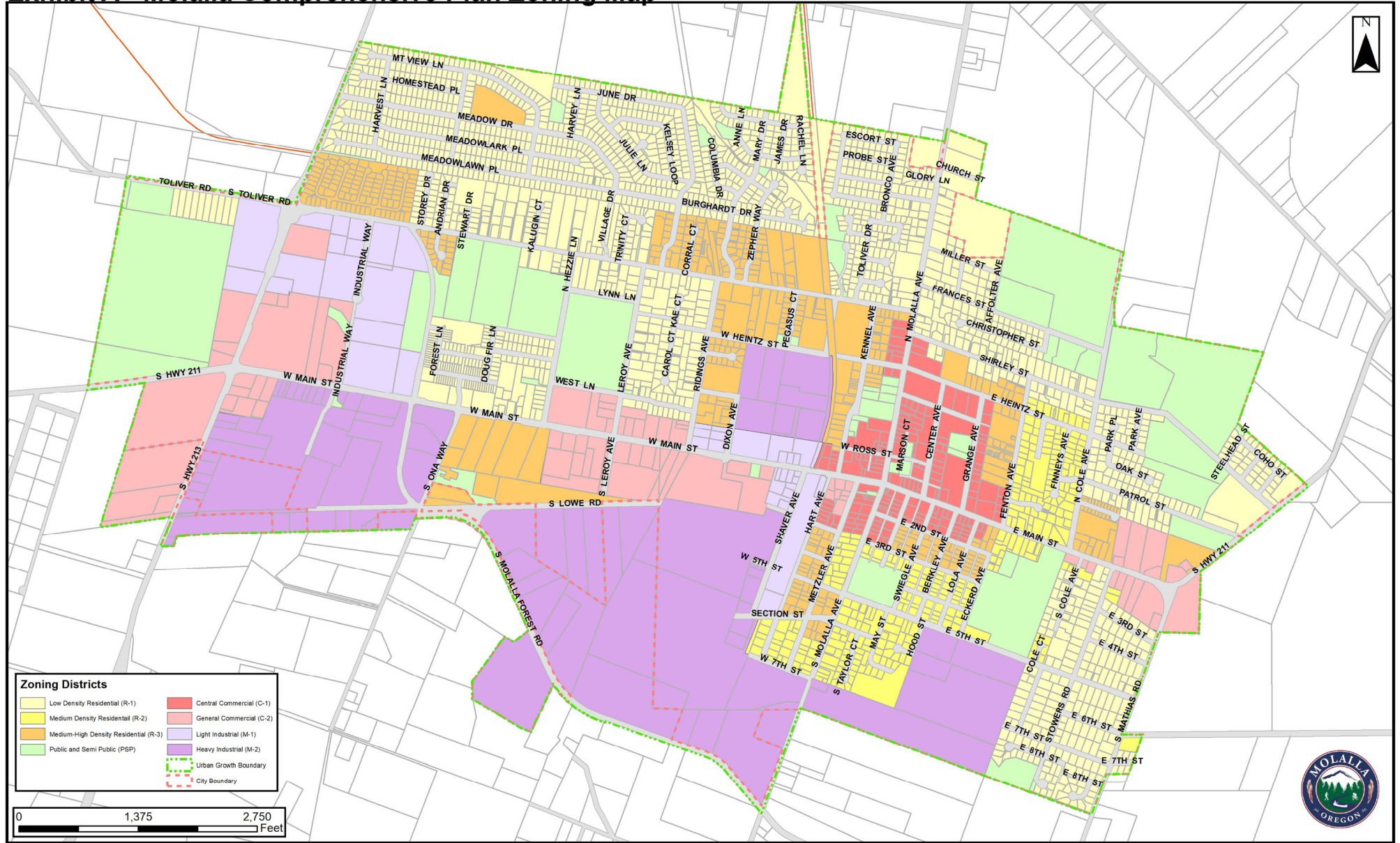


Exhibit B - Proposed Change Areas

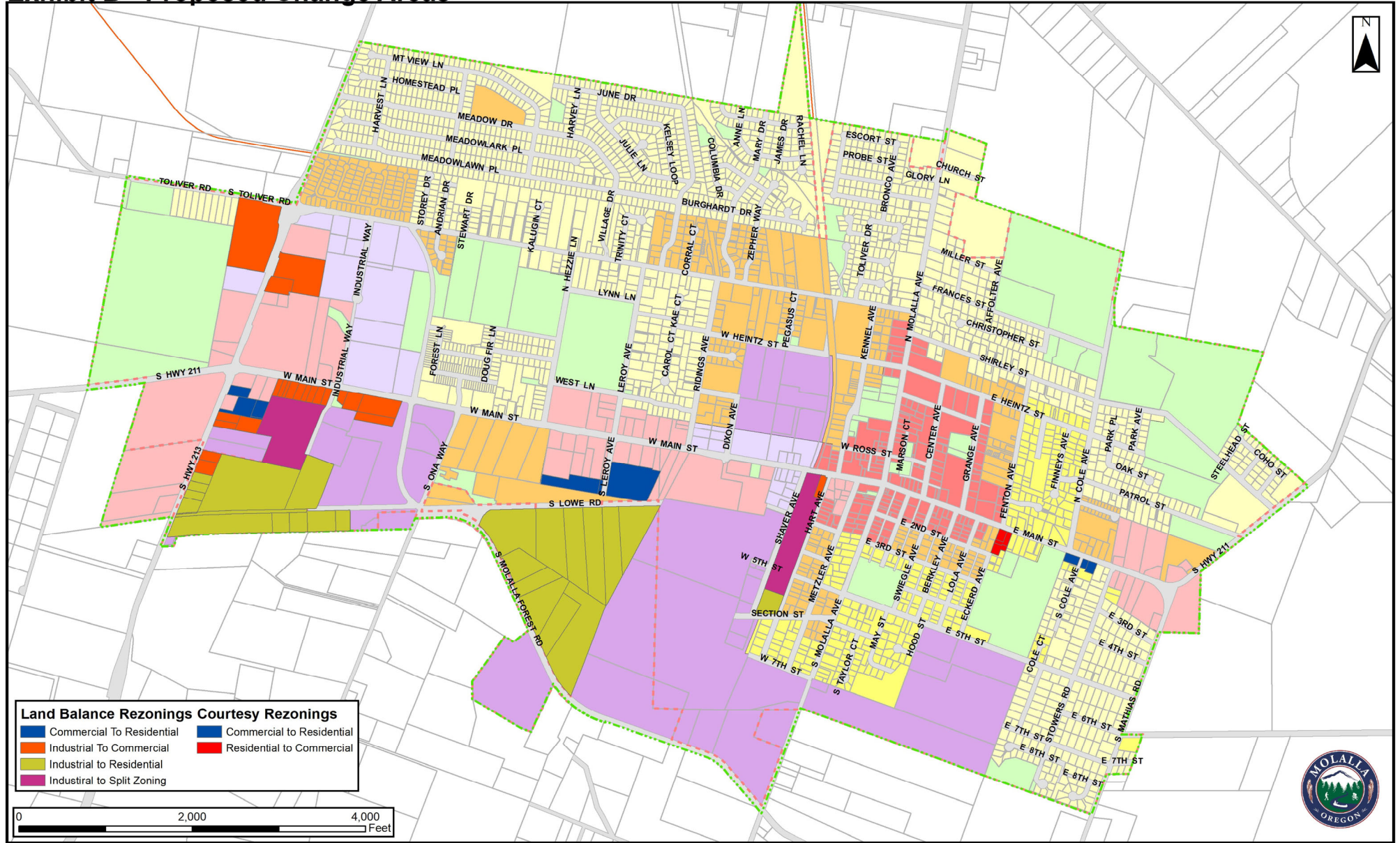


Exhibit C – Summary of Proposed Zone Changes

Efficiency Zone Changes

Proposed change – Commercial to Residential: 0.68 acres

Count - 0-1 acre parcels: 2

Proposed Change – Industrial to Commercial: 27.36 acres

Count - 0-1 Acre Parcels: 16

Count - 1-5 Acre Parcels: 6

Count 5-10 Acre Parcels: 1

Proposed Change Industrial to Residential: 83.63 acres

Count - 0-1 Acre Parcels: 6

Count - 1-5 Acre Parcels: 12

Count 5-10 Acre Parcels: 5

Count 10-15 Acre Parcels: 1

Mixed Industrial Rezone Acres: 17.35

Count 5-10 Acre Parcels: 2

Courtesy Zone Changes*

*Not pertaining to land need. Matching zoning to established land use.

Proposed change – Commercial to Residential: 9.5 acres

Proposed Change – Residential to Commercial: 0.97 acres