



CITY OF MOLALLA PLANNING COMMISSION MEETING AGENDA

Council Chambers | Molalla Civic Center - 315 Kennel Avenue – Molalla, OR
Wednesday | June 4, 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 Connie Sharp
Commissioner David Potts
Commissioner Kristy Hodgkinson

Commission Vice-Chair Clint Ancell
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 – May 7, 2025
5. **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.
6. **PUBLIC HEARINGS**
7. **GENERAL BUSINESS**
 - A. UGB Presentation – Goal 14 Analysis (Zinder)
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
May 07, 2025
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Planning Commission Meeting of May 07, 2025 was called to order by Chairman Doug Eaglebear at 6:30 pm.

COMMISSIONER ATTENDANCE

Present: Commission Chair Doug Eaglebear, Commissioner Kristy Hodgkinson, Commissioner Clint Ancell, Commissioner Martin Ornelas, Commissioner David Potts, Commissioner Brady Rickey.

Absent: Commissioner Connie Sharp.

STAFF IN ATTENDANCE

Present: Community Development Technician, Jessica Wirth, Senior Planner, Dan Zinder and Associate Planner, Jamie Viveiros.

Absent: Assistant City Manager, Mac Corthell, Engineering Section Manager, Sam Miller, Engineer Technician, Landon Shekard.

GUESTS IN ATTENDANCE

Present:

CONSENT AGENDA

A. Planning Commission Meeting Minutes – April 7, 2025

ACTION:

Commissioner Ancell moved to approve the Consent Agenda for April 7, 2025 Meeting Minutes; Commissioner Potts seconded.

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

NAYS: None.

ABSENTIONS: None.

PUBLIC HEARING

None.

GENERAL BUSINESS

- A. Community Development Technician, Jessica Wirth, introduced Kristy Hodgkinson, newly appointed Planning Commissioner. Miss Wirth added that City Council's vote for Mrs. Hodgkinson was 7-0, and Mrs. Hodgkinson has been a member of the Parks CPC for a few years.
- B. Code Compliance Specialist, Kyle Murphy, presented on RV Street Parking, stating our current code language is difficult to enforce therefore asking Planning Commission for their thoughts on changing the parking code. Mr. Murphy explained what nearby cities are doing and how he currently deals with these situations due to the code language. The code compliance program is complaint driven, Mr. Murphy points out that it is currently an administrative burden to keep track of parking and is looking to rework the code language. Commissioner Ancell asks if this parking issue is location specific, and recommended putting it back on to the Homeowner's Associations when that's the case. Mr. Murphy got a consensus from the commissioners that 72 hours is plenty of time for someone to have to utilize the RV parking on the streets.
- C. Senior Planner, Violet Brown with 3J Consulting, presented the Urban Growth Boundary update explaining the process and the next steps. Violet went into breaking down why the UGB is being updated, with the Economic Opportunity Analysis, the Housing Needs Analysis and the Housing Production Strategy with Efficiency Measures.

Mrs. Brown went on to explain the regions of the city that would be used for study areas, using priorities and statewide planning goal 14 location factors. She also explained that the DLC grant funding the research is to give the city an analysis of what could be done with what's available.

Mrs. Brown explained the Urban Growth Boundary, starting with what the UGB is not, and further going into detail of what the UGB's are used for.

- D. Mr. Zinder corrected agenda item 7.D, which read "HB" rather than "SB". This SB1537 means that a limited land use decision is not subject to the requirements of going through the quasi-judicial process. He simplifies by stating it lowers many Type 3 applications to a Type 2, which does not go to planning commission.

PUBLIC COMMENT

None.

STAFF COMMUNICATION

- **Assistant City Manager, Mac Corthell**, nothing to add.
- **Associate Planner, Jamie Viveiros**, nothing to add.
- **Community Development Technician, Jessica Wirth**, nothing to add.
- **Senior Planner, Dan Zinder**, nothing to add.

COMMISSION COMMUNICATION

- **Commissioner Ancell**, nothing to report.
- **Commissioner Rickey**, nothing to report.
- **Commissioner Hodgkinson**, nothing to report.
- **Commissioner Ornelas**, nothing to report.
- **Commissioner Potts**, nothing to report.
- **Chair Eaglebear**, nothing to report.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 7:57pm.

**PLANNING COMMISSION MEETINGS CAN BE VIEWED IN ITS ENTIRETY ON YOUTUBE
"MOLALLA PLANNING COMMISSION – MAY 7, 2025"**

Doug Eaglebear, Planning Commission Chair

Date

Submitted by: _____
Jessica Wirth, Community Development Technician

Date

Attest: _____
Mac Corthell, Assistant City Manager

Date

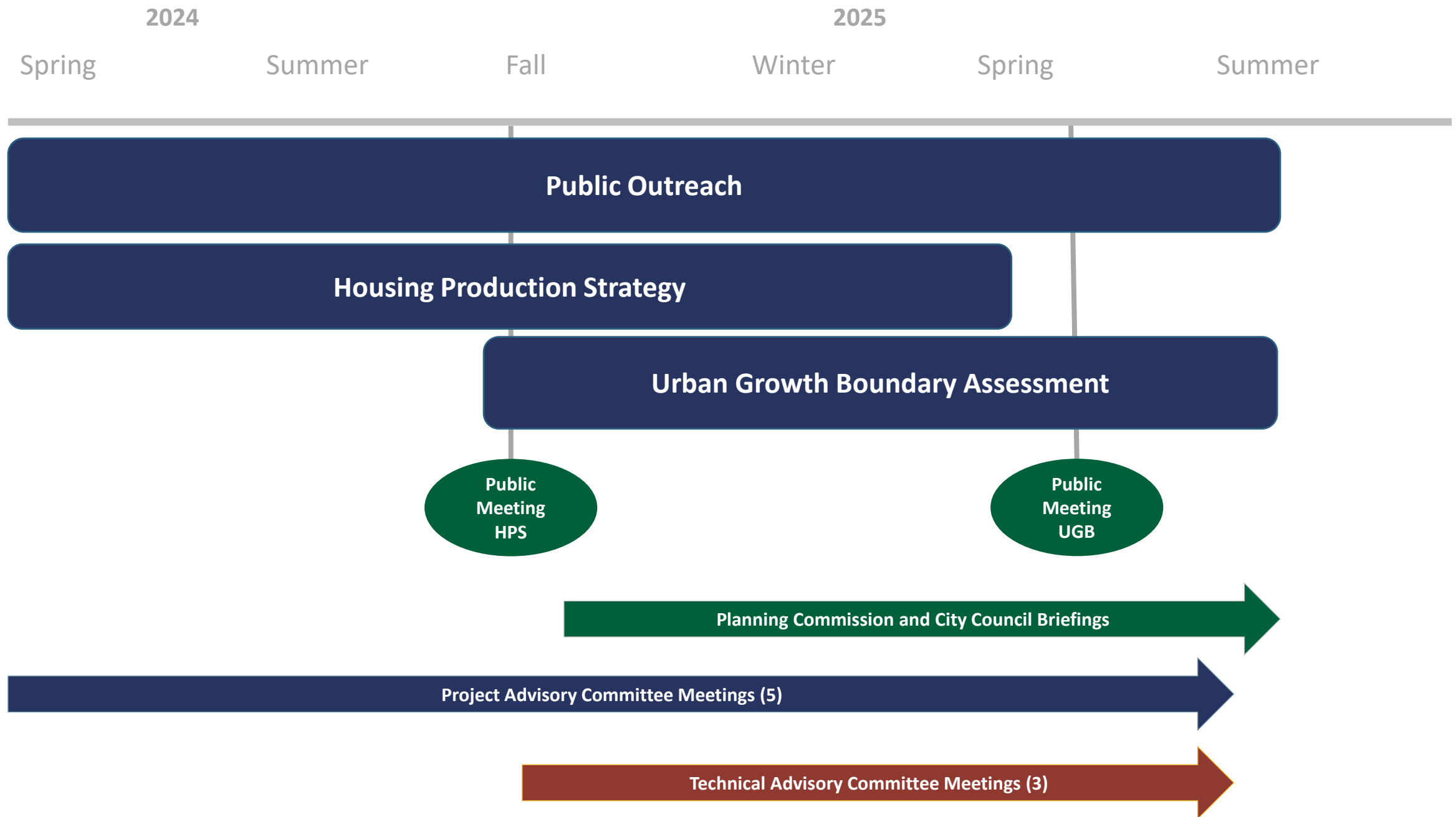
Housing Production Strategy & Urban Growth Boundary Expansion Project

UGB Public Meeting
April 22nd 2025, 6pm – 8pm



Agenda

- Welcome & Introductions
- Project Overview
- UGB Expansion Process
 - What is a UGB?
 - Why is it being update?
 - Economic Opportunities Analysis (2025)
 - Housing Needs Analysis (2022)
 - Housing Production Strategy (2025) & Efficiency Measures (2025)
 - Forming an expansion Study Area and Priorities
 - Statewide Planning Goal 14 Location Factors
- Next Steps



UGB Expansion

Urban Growth Boundary

UGBs are a key component of Oregon's Land Use Planning Program designed to:

- Preserve agricultural lands, forests, open spaces, protect urban investments, and to control urban sprawl.
- Motivate cities and developers to think about available areas already in the UGB before converting farm, forest, and open spaces to urban uses.
- Prevents urban sprawl, while accommodating the next 20 years of land demand for housing, jobs, parks, and recreational needs.

UGBs are not the same as the city limits:

- Property owners are not required to annex into the city.
- Should not impact property taxes.

UGB Expansion Process

The UGB expansion process is governed by Statewide Planning Goal 14:

- Establish land need for housing (HNA) and employment (EOA) – *Complete*
- Enact “efficiency measures” to reduce land need – *Complete*
- Create preliminary and final study area– *Complete*
- Establish parcel prioritization– *Complete*
- Establish subareas– *Draft*
- Apply Goal 14 location factors– *May 2025*

Land Need for Housing

- Population forecasted to be 15,660 (5,432 new people) with housing need of 1,996 new units between 2023 and 2042
 - Single family
- Based on 60.82 net acres of vacant/buildable/infill potential land inside the UGB able to fit 25% of those 1,996 new units
- Did not count 287 pipeline units recently completed
- Rezoning provided 42.6 additional buildable acres of residential (mostly R2 or R3) that accommodates another 22% of the remaining 1,996
- Adjusted housing need is **928 units** across **182.29 residential acres**

Land Need for Employment

- Job estimates 860 - 1,730 over 20-year period
- Goal is to accommodate:
 - 2 sites >20 acres
 - 4 sites 10-20 acres
 - 4 sites 5-10 acres

FIGURE 7.9: SUMMARY OF FORECASTED *NEW* SITE NEED & ESTIMATED ACREAGE

Site Size	Commercial		Industrial		Total	
	# of Needed Sites	Total acres (=/-)	# of Needed Sites	Total acres (=/-)	# of Needed Sites	Total acres (=/-)
< 5 acres	11	11	0	0	11	11
5 acres (+/-)	4	20	2	10	6	30
10 acres (+/-)	1	10	3	30	4	40
20 acres (+/-)	0	0	2	40	2	40
30 acres (+/-)	0	0	0	0	0	0
TOTAL:	16 Sites	41 Acres (+/-)	7 Sites	80 Acres (+/-)	23 Sites	121 Acres (+/-)

Source: Oregon Employment Department, Molalla, Johnson Economics LLC

Create Preliminary Study Area

To establish a preliminary study area, the City must include:

- All land in designated as “urban reserve” – *Molalla has none*
- Draw 1-mile buffer beyond the UGB – *660-024-0065 (1) (b) (B)*
- Draw 1.5-mile buffer to extend potential exception lands – *660-024-0065(2)(b)(B)*

Preliminary Study Area

Study Area Buffers

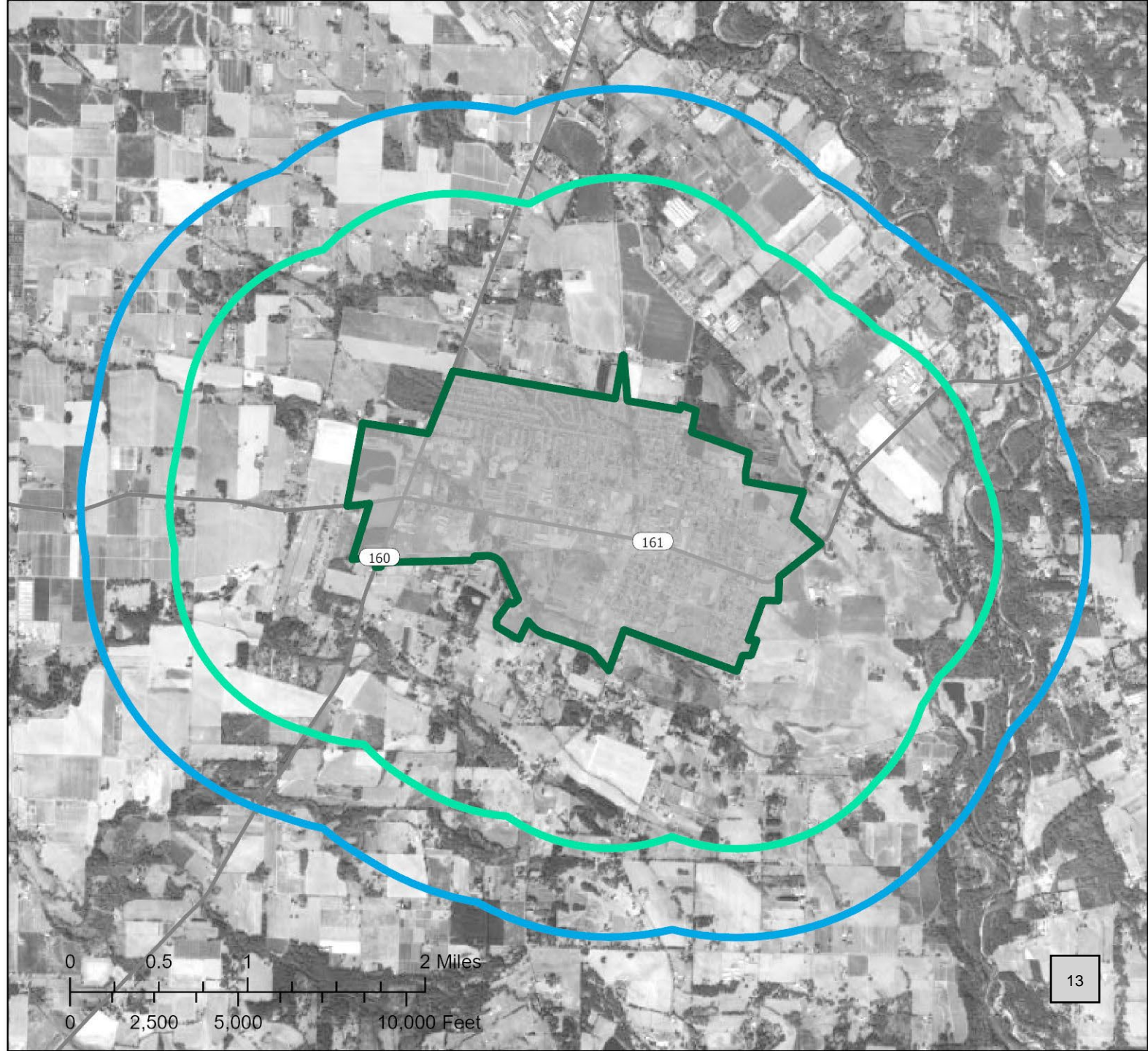
1-Mile



1.5-Miles



Existing UGB



Land Exclusions

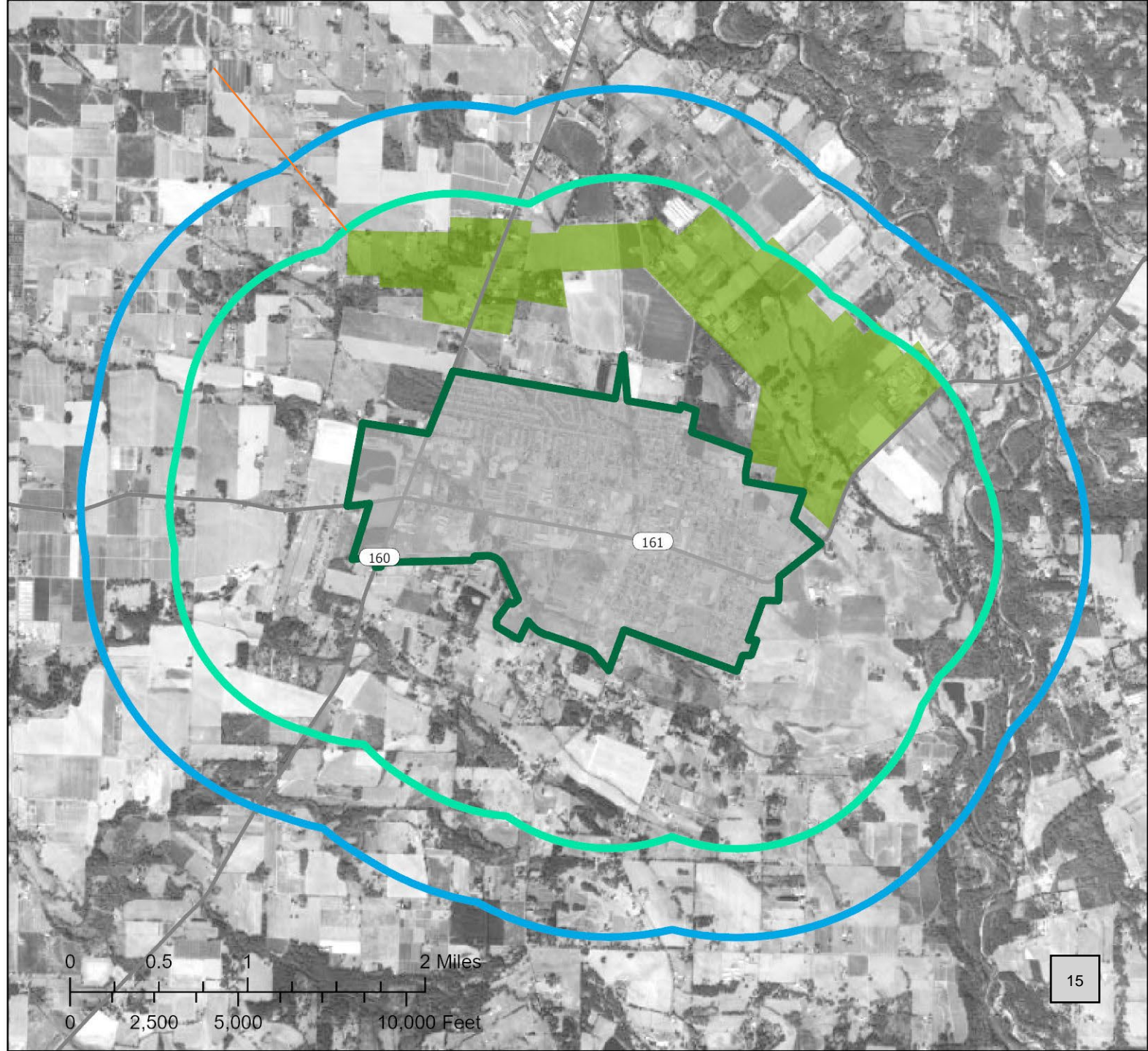
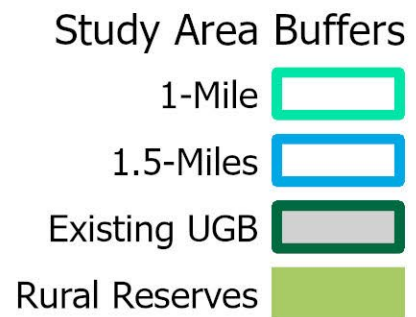
The City may exclude lands that:

- Are impracticable to provide necessary public facilities or services
- Are subject to significant development hazards
- Consist of significant scenic, natural, or cultural or recreational resources
- Are owned by the federal government and managed for rural uses

The study area must include at least twice the amount of land needed for the deficiency.

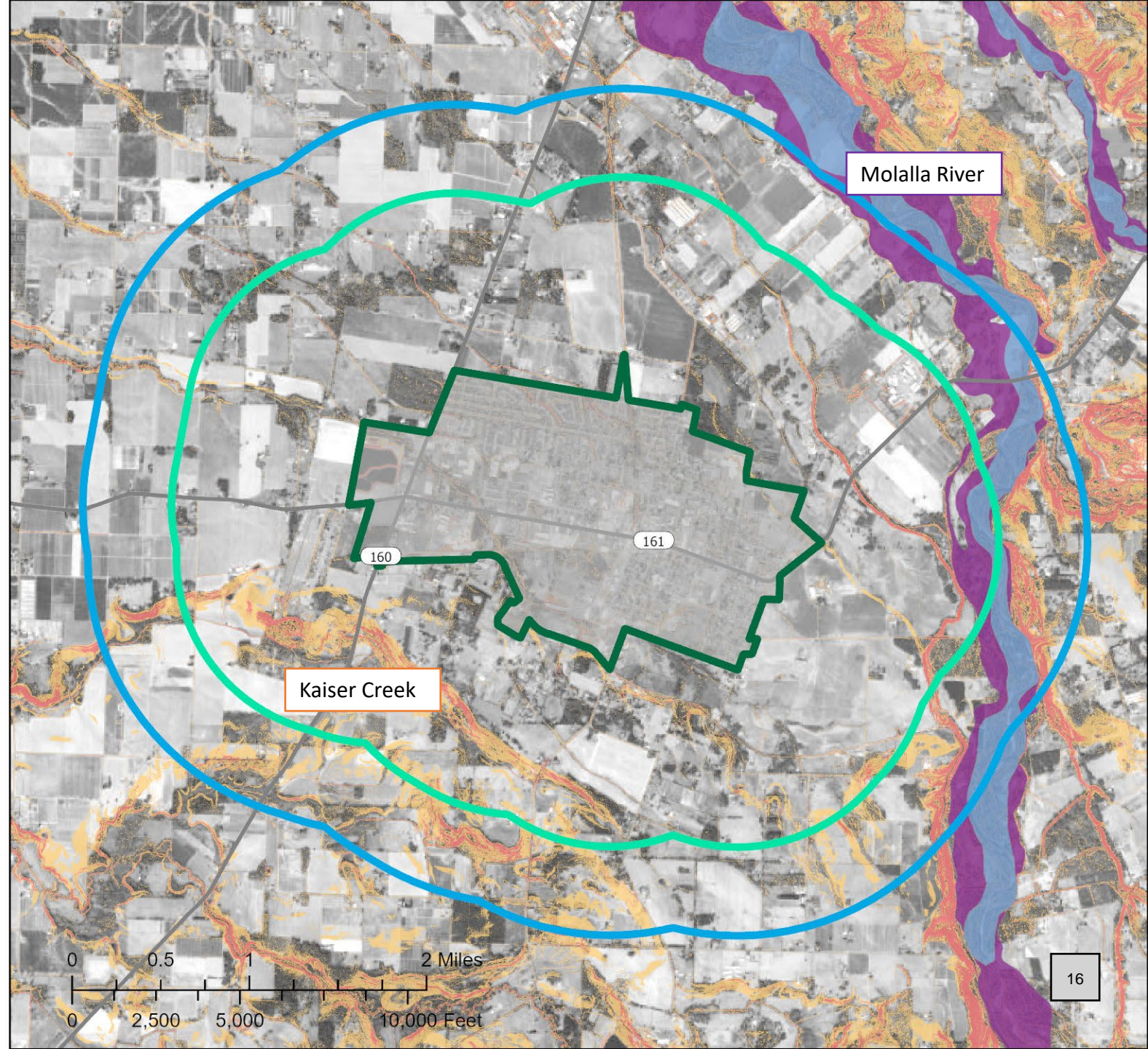
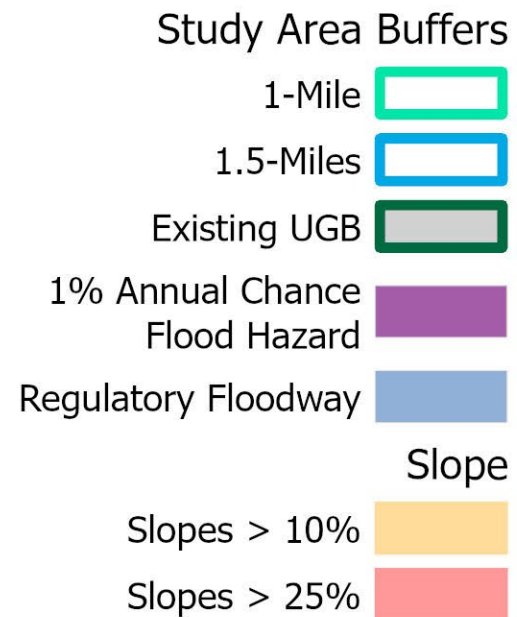
Land Exclusions

Rural Reserves



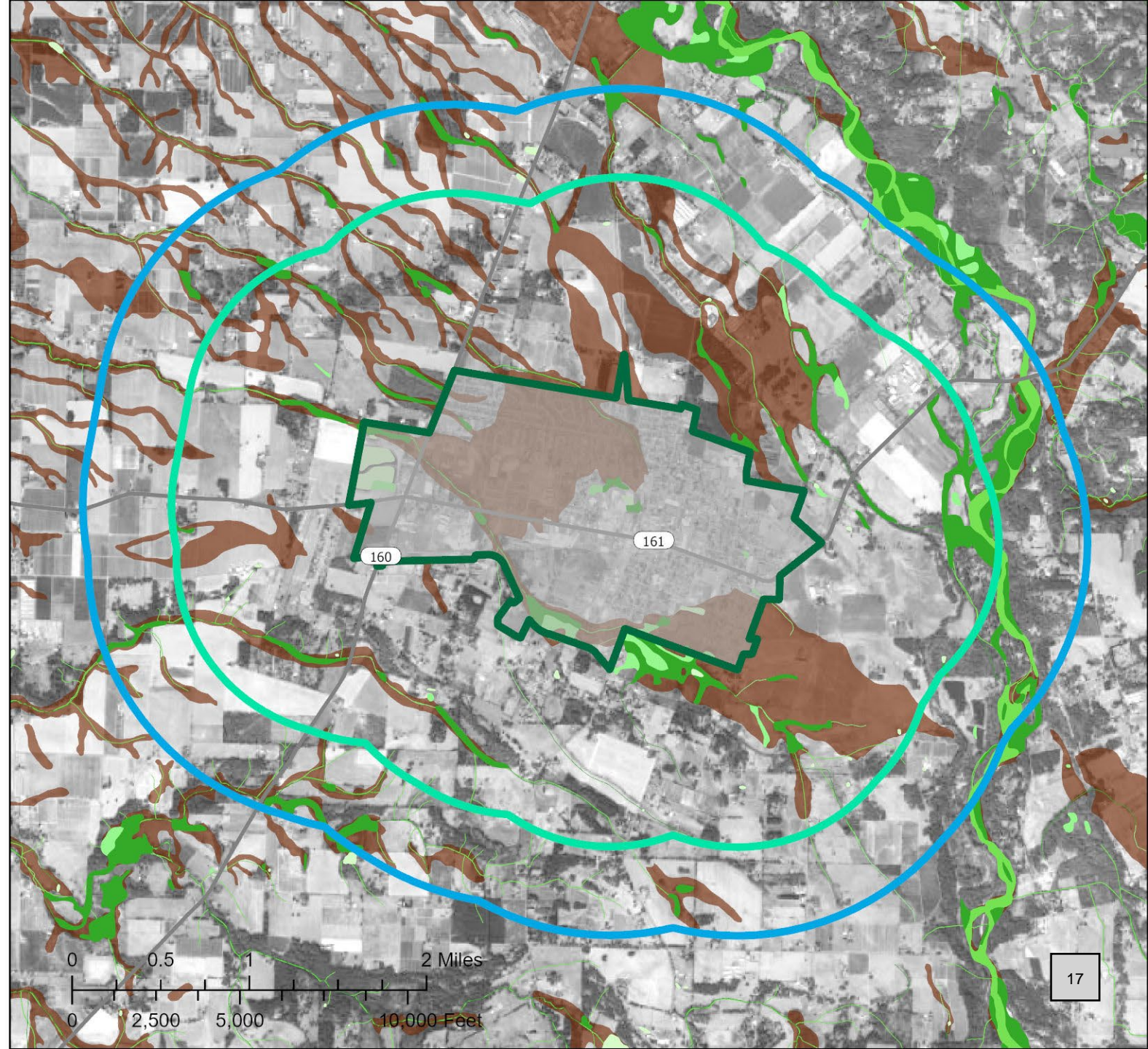
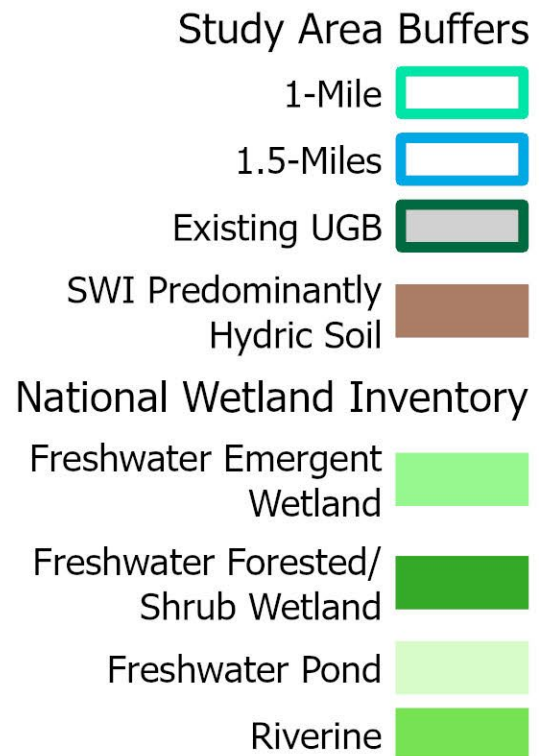
Land Exclusions

Major Rivers and Slopes



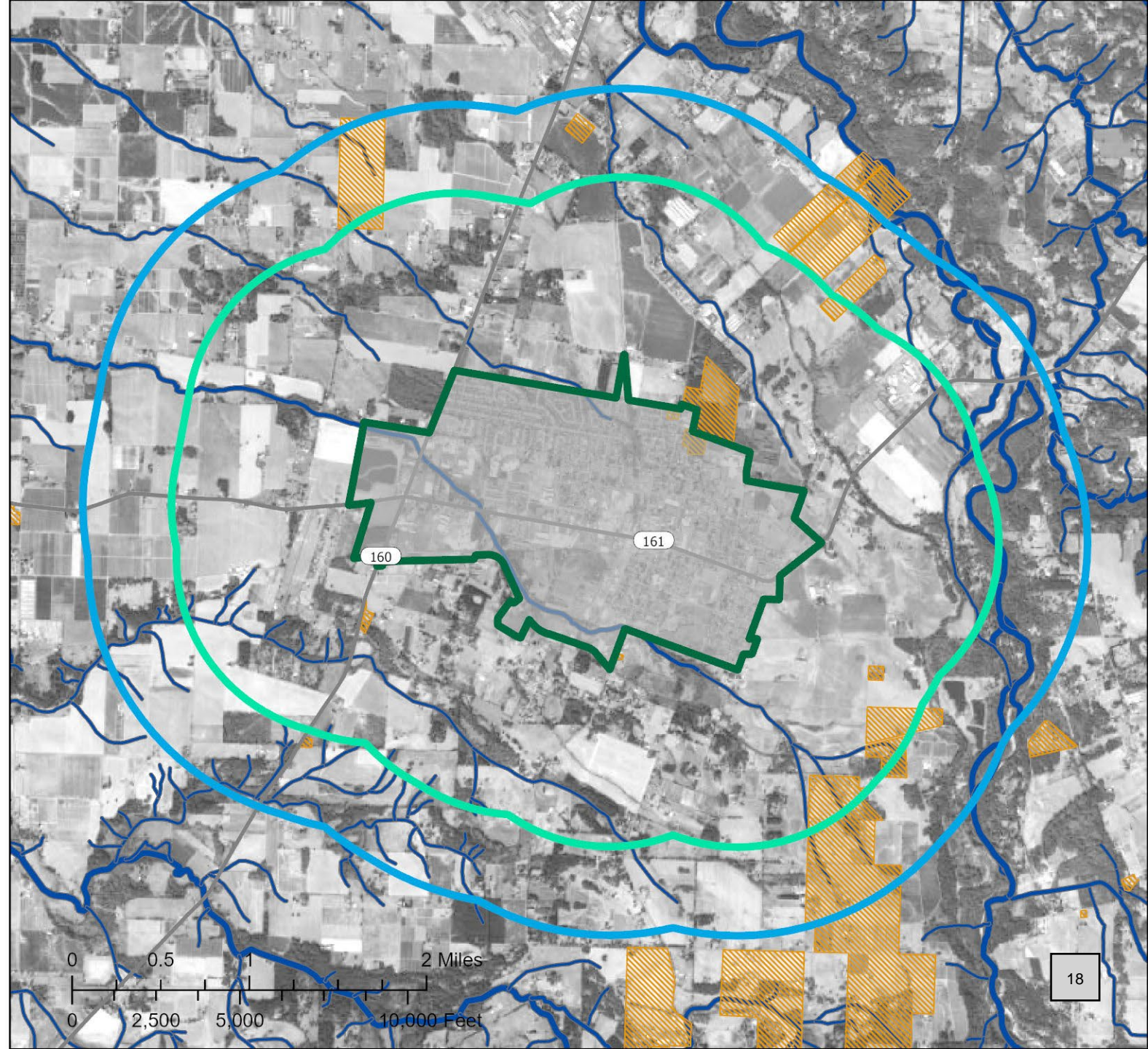
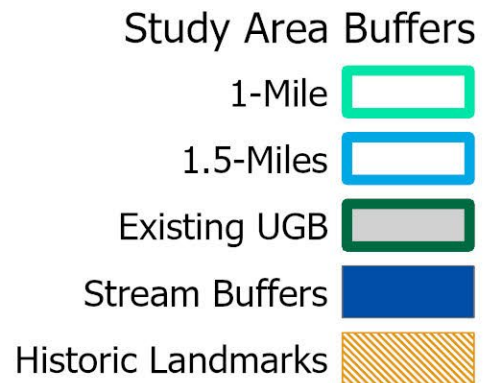
Land Exclusions

Wetlands



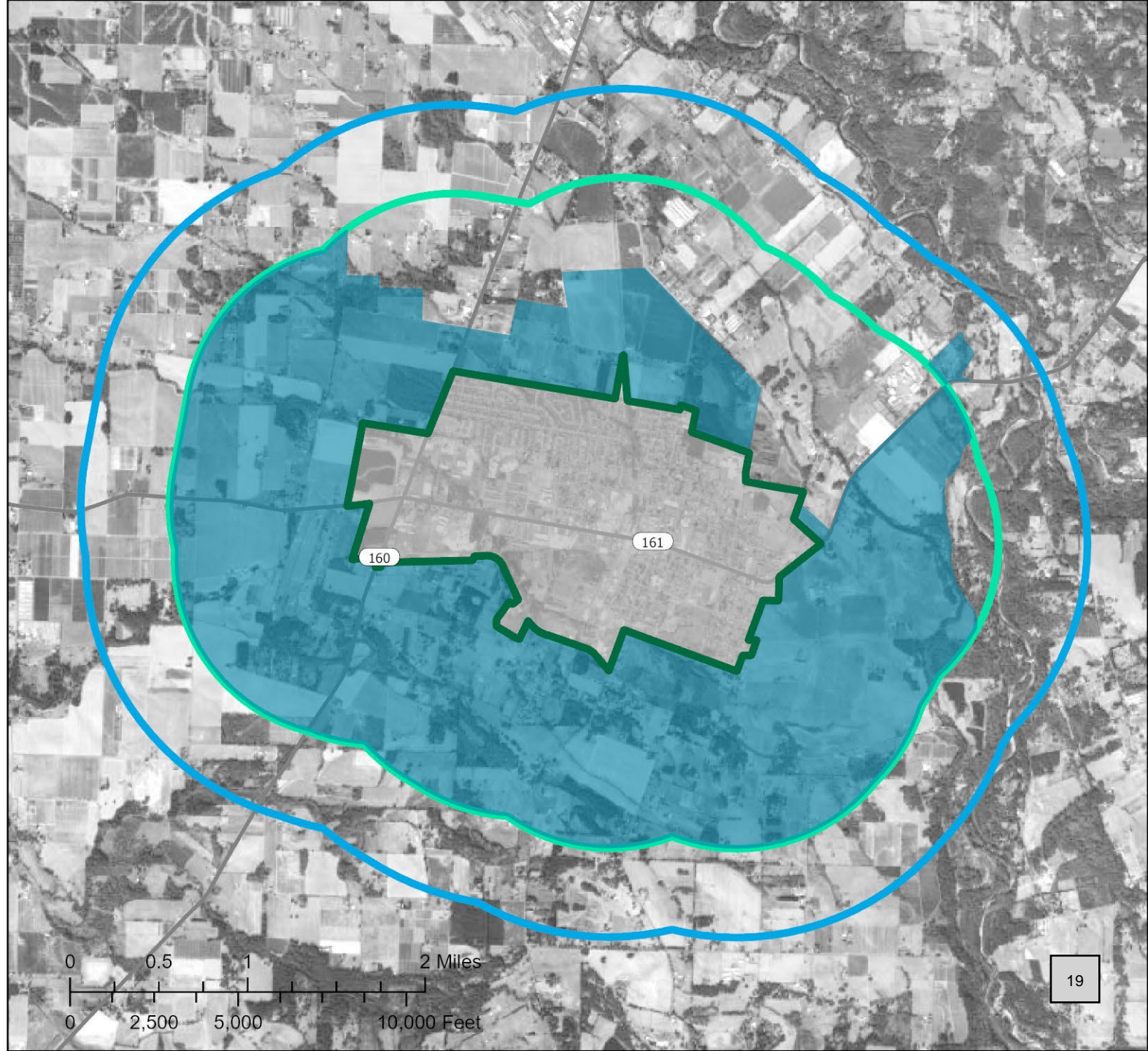
Land Exclusions

Historic Landmarks



Final Study Area

Study Area Buffers



Parcel Prioritization

Priorities for UGB Inclusion

1st Priority

- Urban reserves (none), exception lands (approximately 580 southern acres)

2nd Priority

- Marginal lands (none)

3rd Priority

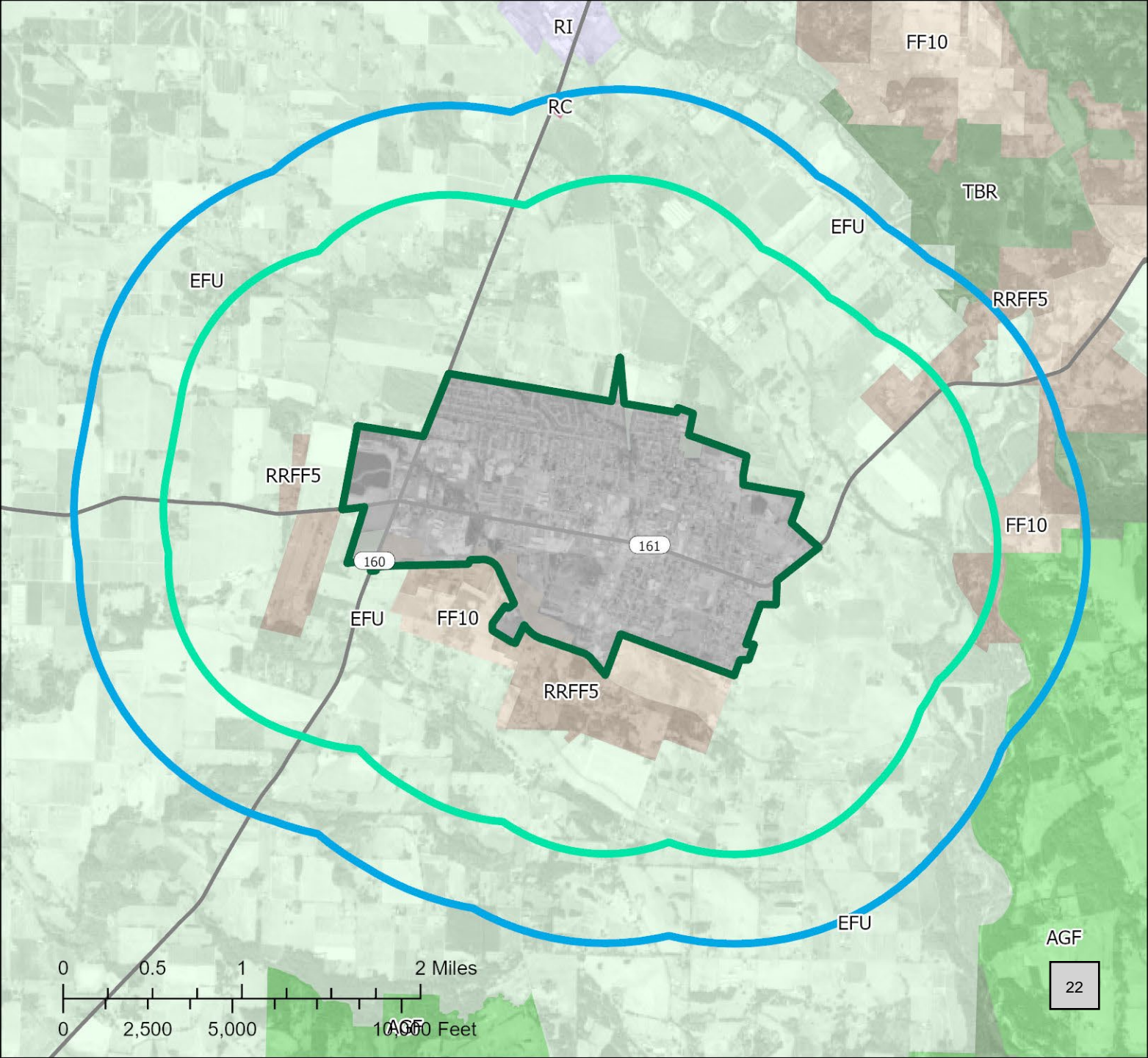
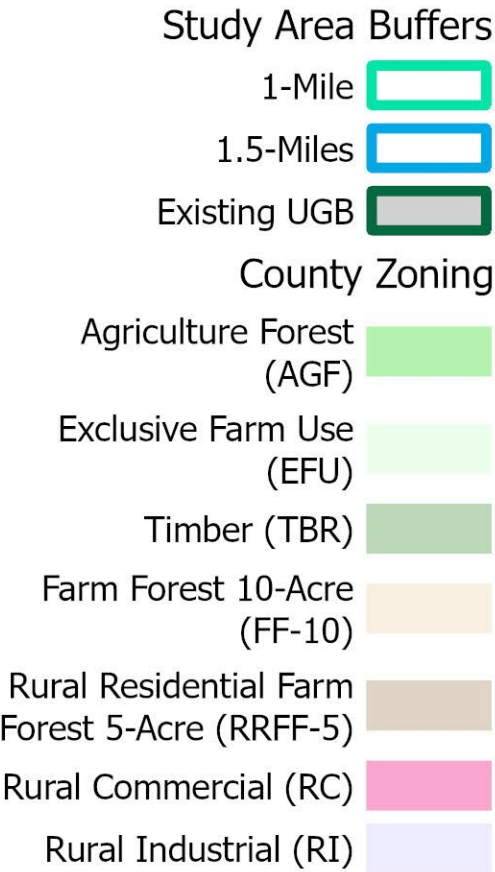
- Resource lands that are not high value farmland

4th Priority

- Resource lands that are high value farmland, including prime and unique soils

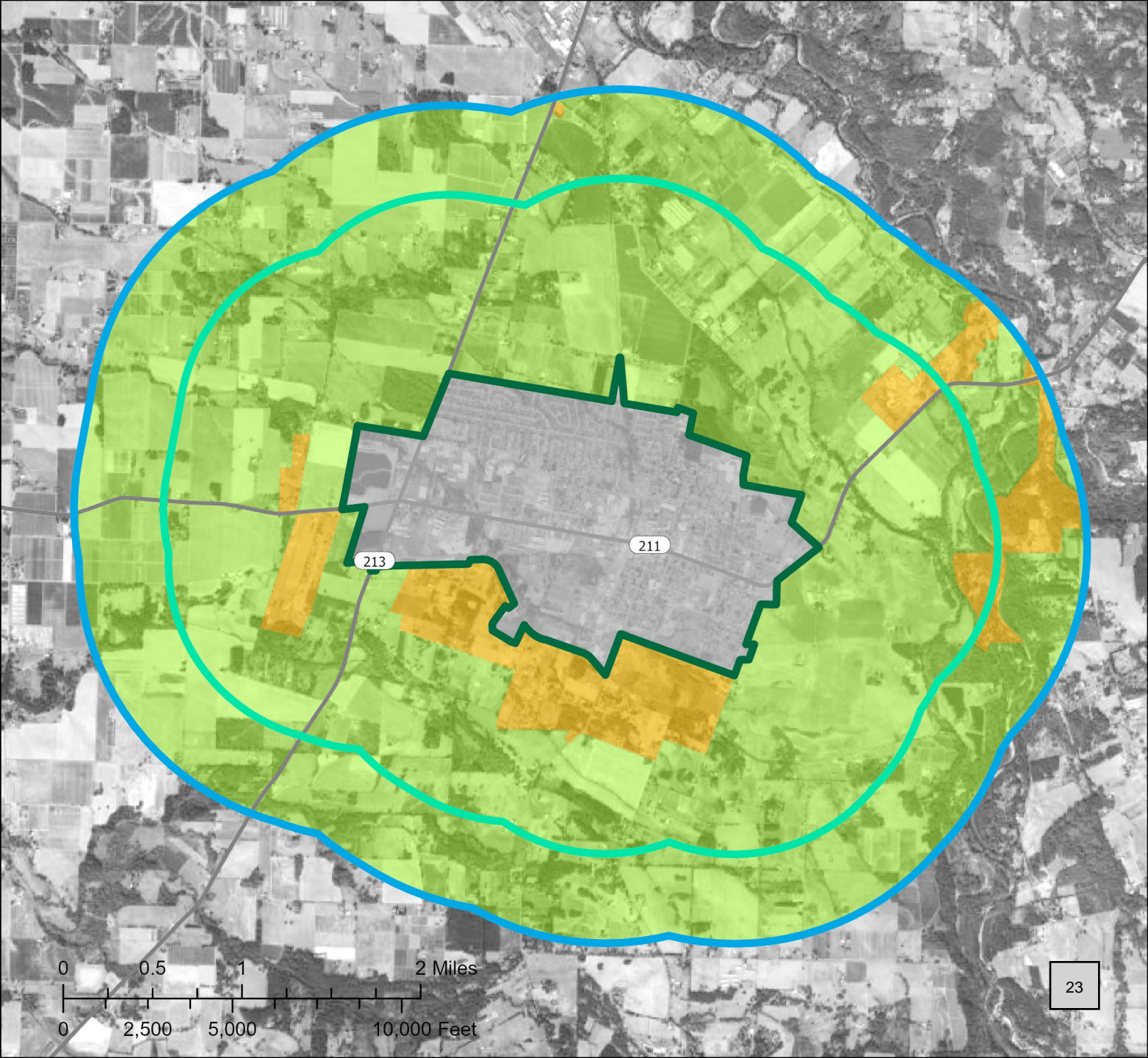
Parcel Prioritization

County Zoning



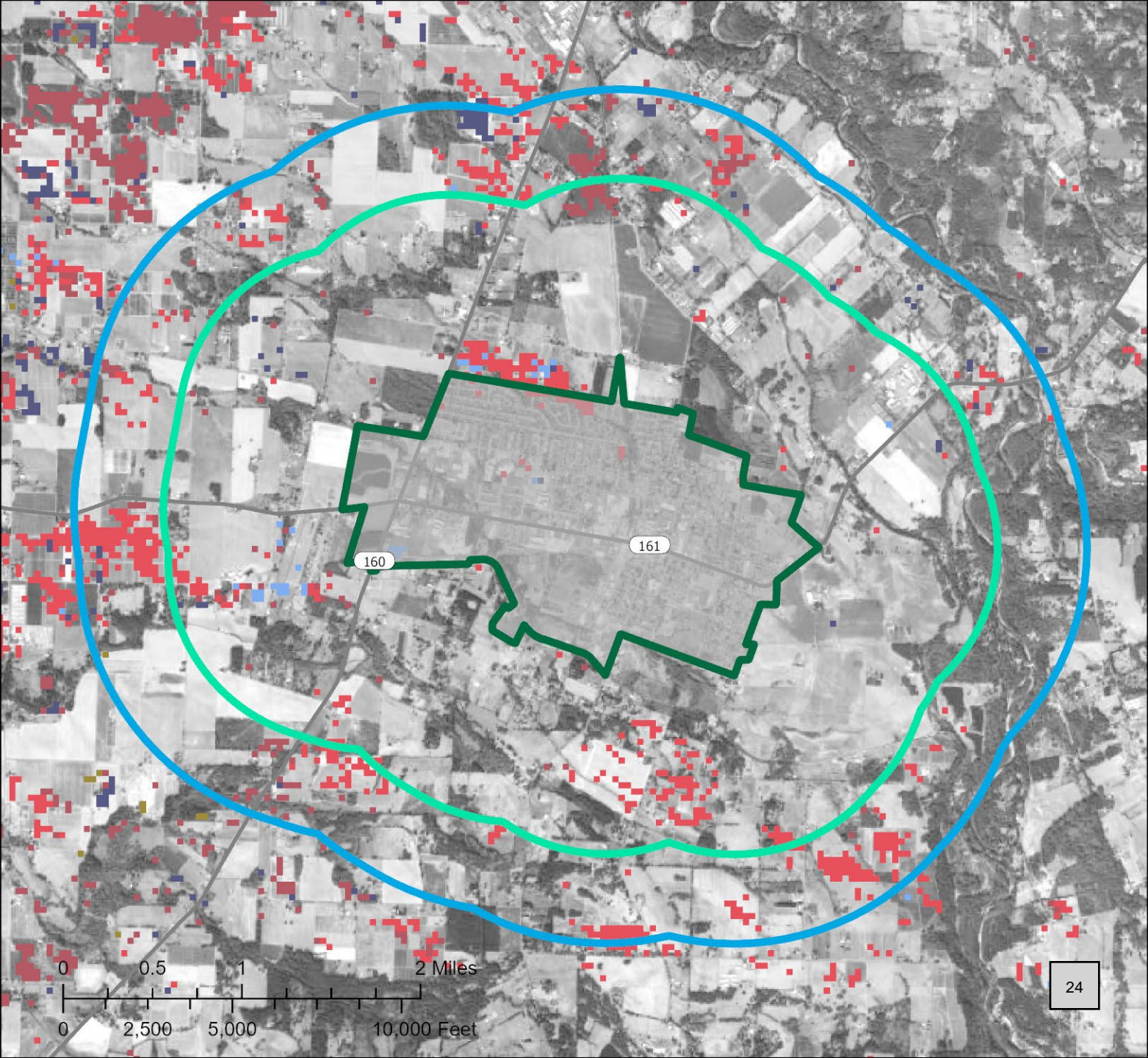
Parcel Prioritization

Exception Lands



Parcel Prioritization

High Value Crops



High Value Farmland

ORS 195.300 (a) – High value farmland, mix of

ORS 215.710 (1) – **Prime**, Unique, Class I and II

ORS 215.710 (2) – **High Value Crops** (outside of Willamette Valley)

ORS 215.710 (3) – **Subclass III and IV** (Willamette Valley)

ORS 215.710 (4) – Subclass III and IV (Coast)

ORS 215.710 (5) – soil study done by property owner

ORS 215.710 (6) – states to use 2007 soil survey

ORS 195.300 (b) – Subclass III and IV (Coast)

ORS 195.300 (c) – **Irrigation on resource land**

ORS 195.300 (d) – **Presence of grapes**

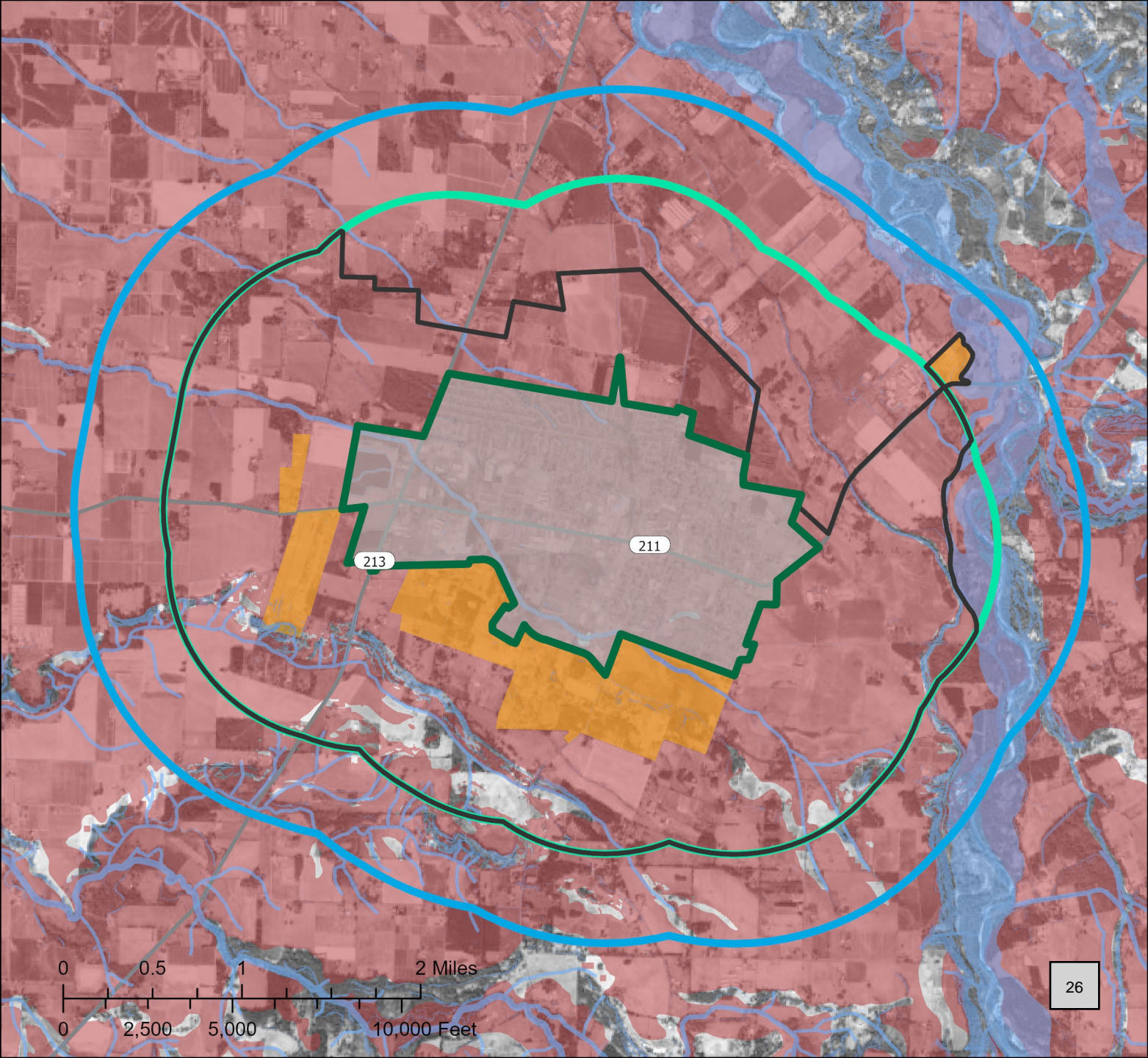
ORS 195.300 (e) – **Viticulture – lower elevation**

ORS 195.300 (f) – Viticulture – higher elevation

Parcel Prioritization

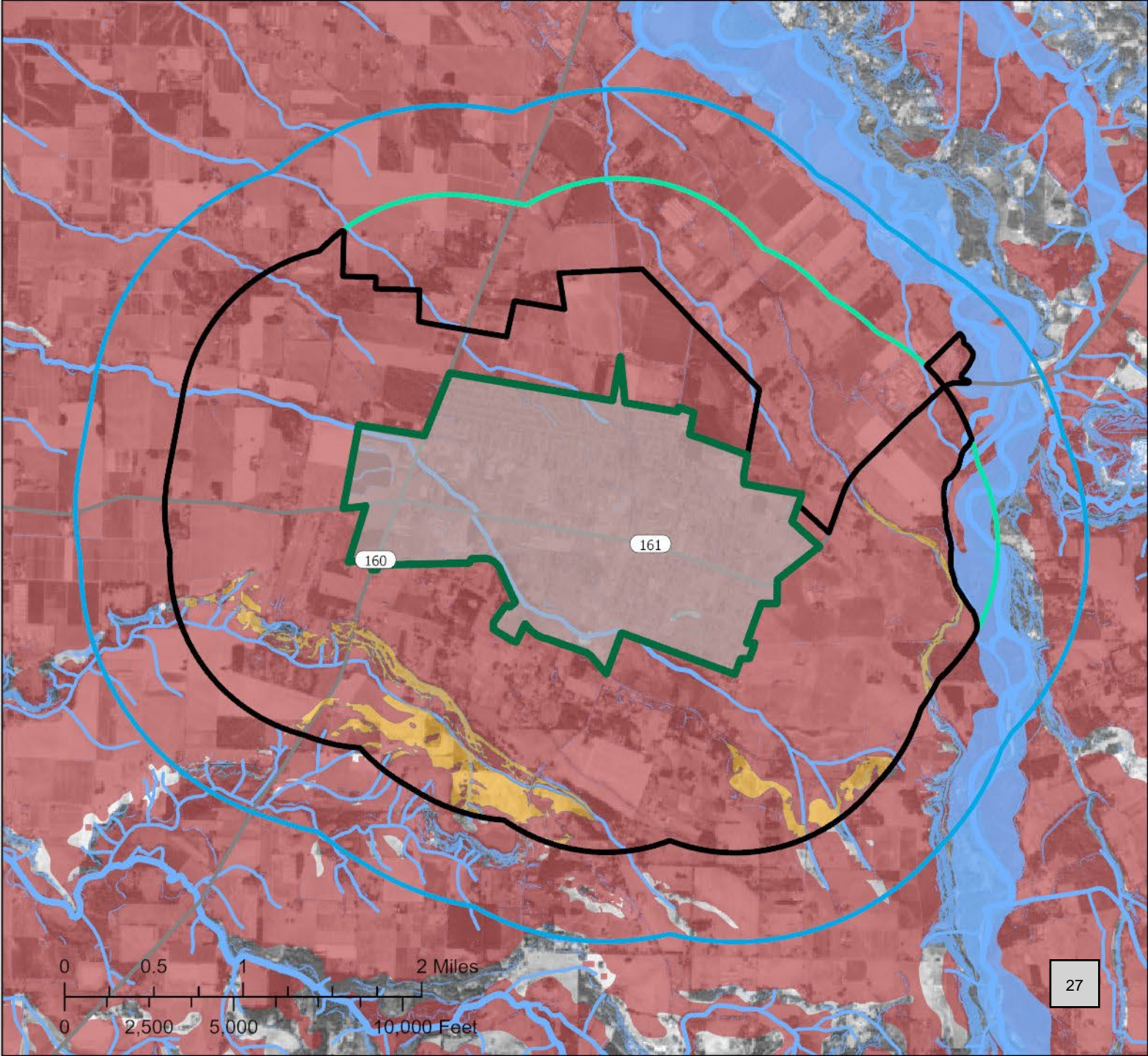
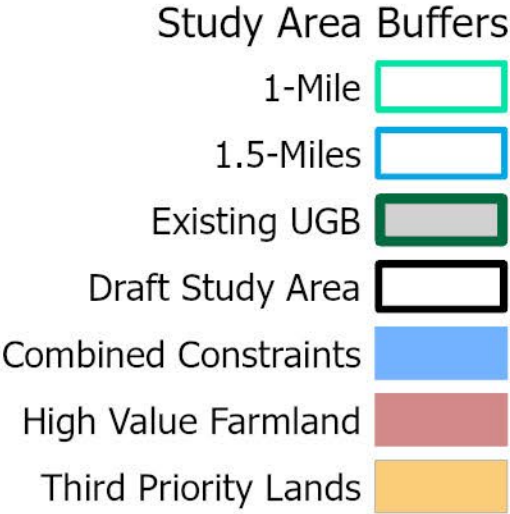
First Priority

- Study Area Buffers
- 1-Mile
- 1.5-Miles
- Existing UGB
- Draft Study Area
- Constraints
- High Value Farmland
- First Priority Lands



Parcel Prioritization

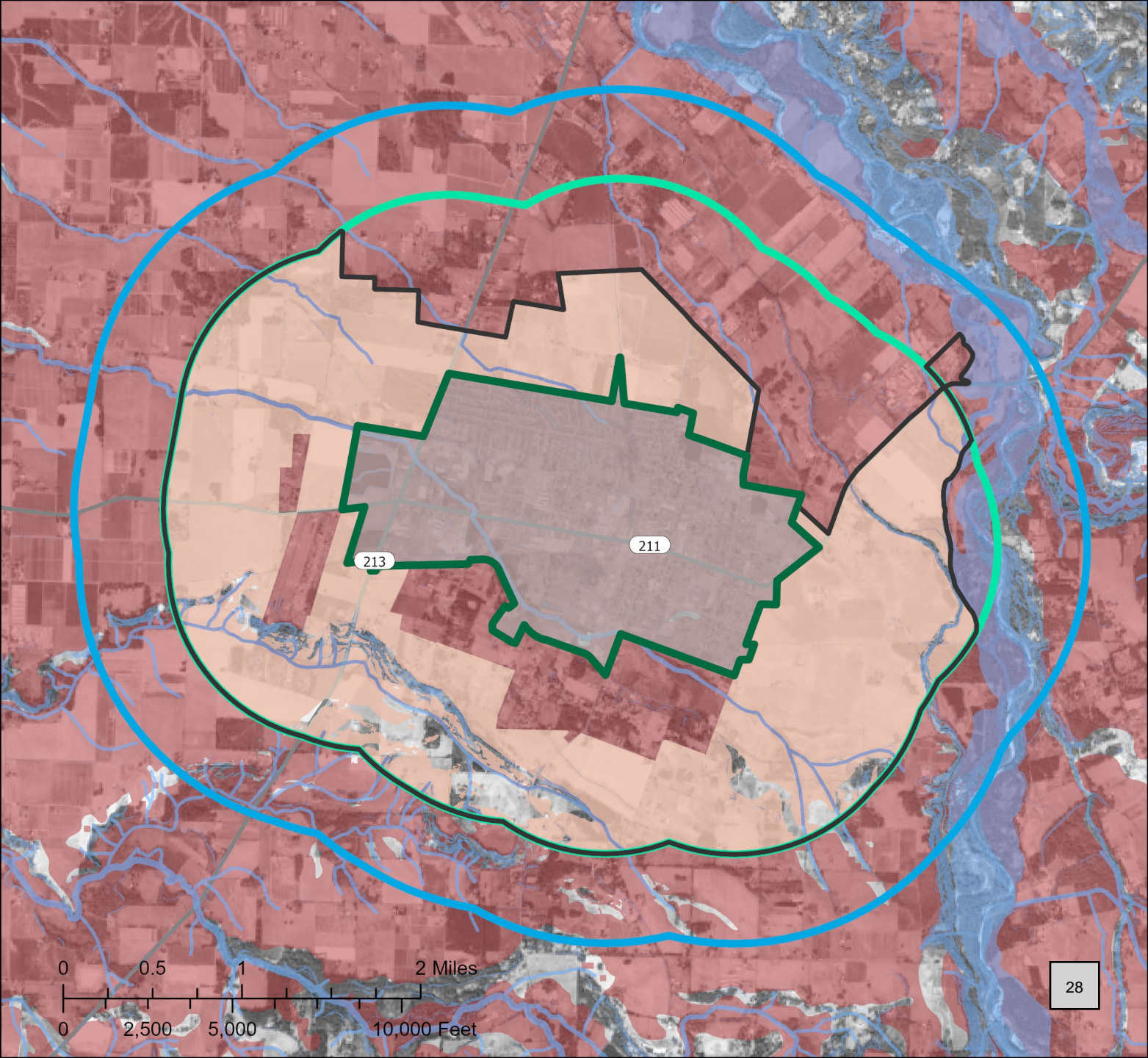
Third Priority



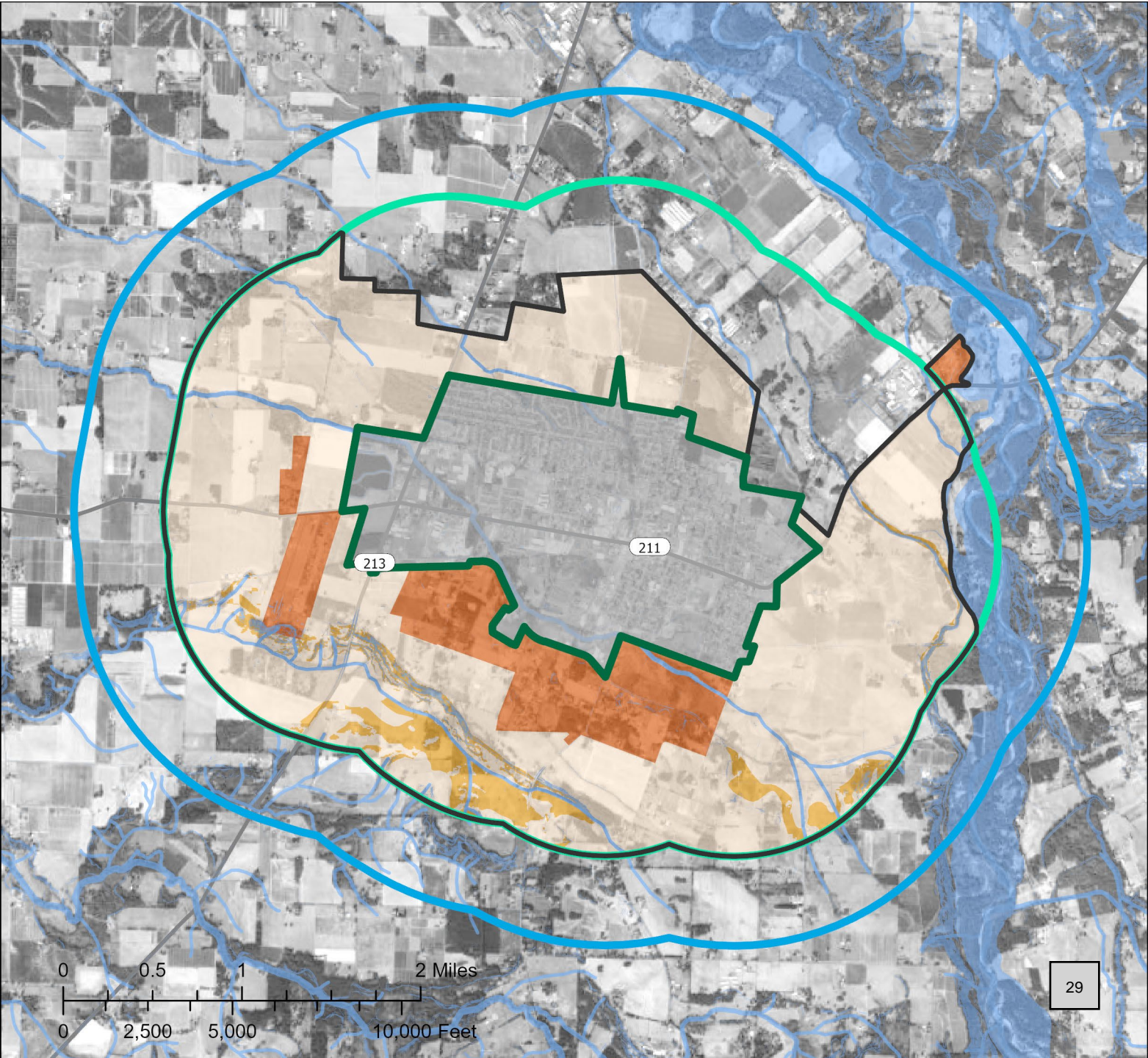
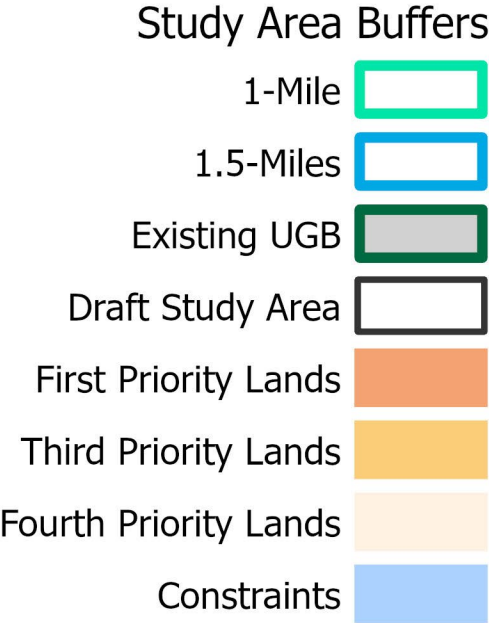
Parcel Prioritization

Fourth Priority

- Study Area Buffers
- 1-Mile
- 1.5-Miles
- Existing UGB
- Draft Study Area
- Constraints
- High Value Farmland
- Fourth Priority Lands



Final UGB Study Area



Study Area Analysis

Study Area Analysis

Apply suitability criteria:

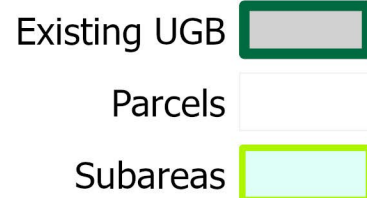
- Parcelization (parcels 2-acres or less) or existing development patterns (location of existing structures and infrastructure)
- Land subject to natural resources protections under Statewide Planning Goal 5
- For industrial uses, land with more than 10 percent slope or smaller than 5 acres
- For industrial uses or public facilities, land that does not have required specific site characteristics
- Land subject to a conservation easement that prohibits urban development
- Public park, church, school, or cemetery, or land within the boundary of an airport designated for airport uses

Study Area Analysis

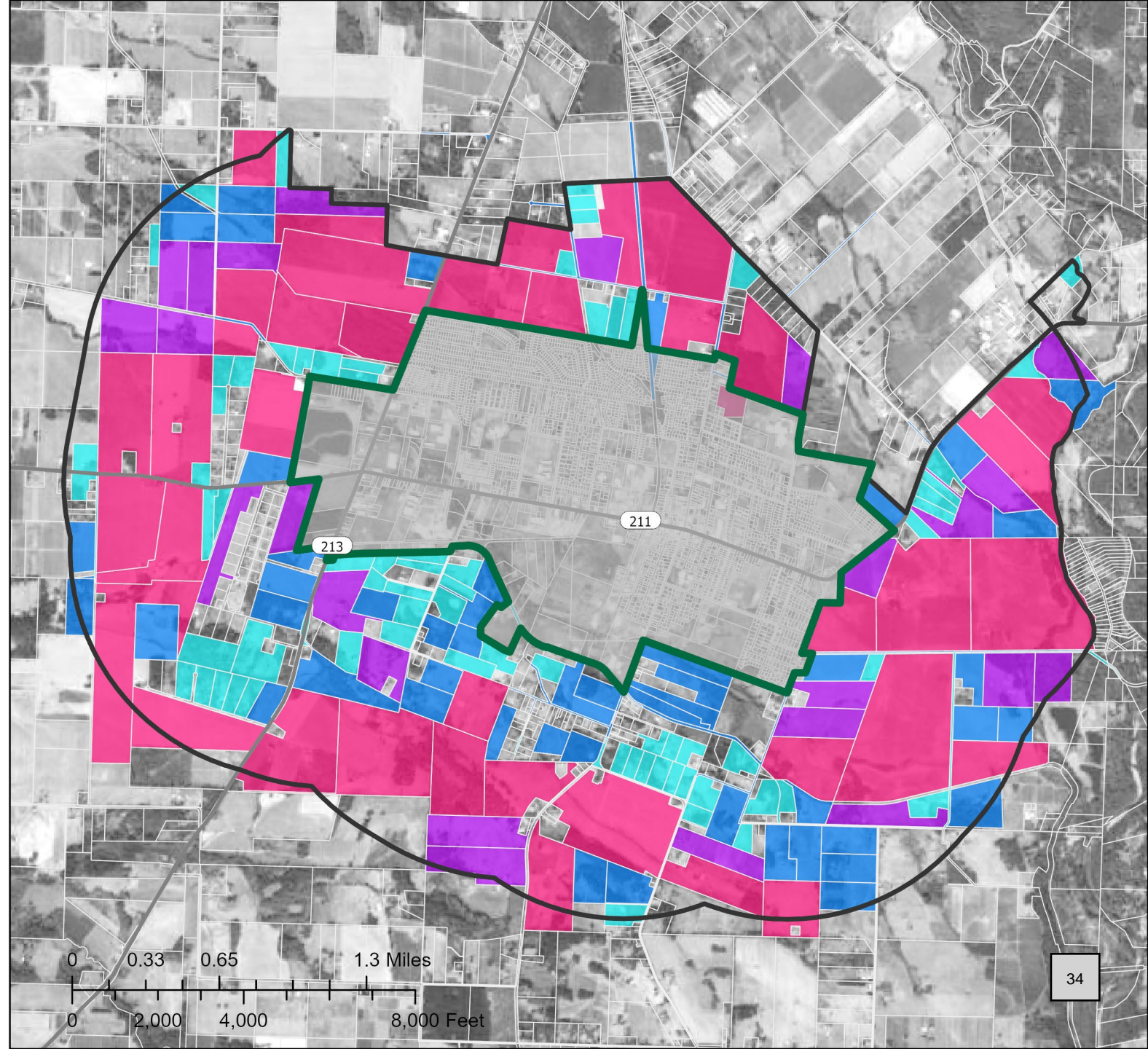
Apply the Goal 14 boundary location factors:

1. Efficient accommodation of land needs
2. Orderly and economic provision of public facilities and services
3. Comparative Environmental, Economic, Social and Energy Consequences
4. Compatibility with nearby agricultural and forest activities

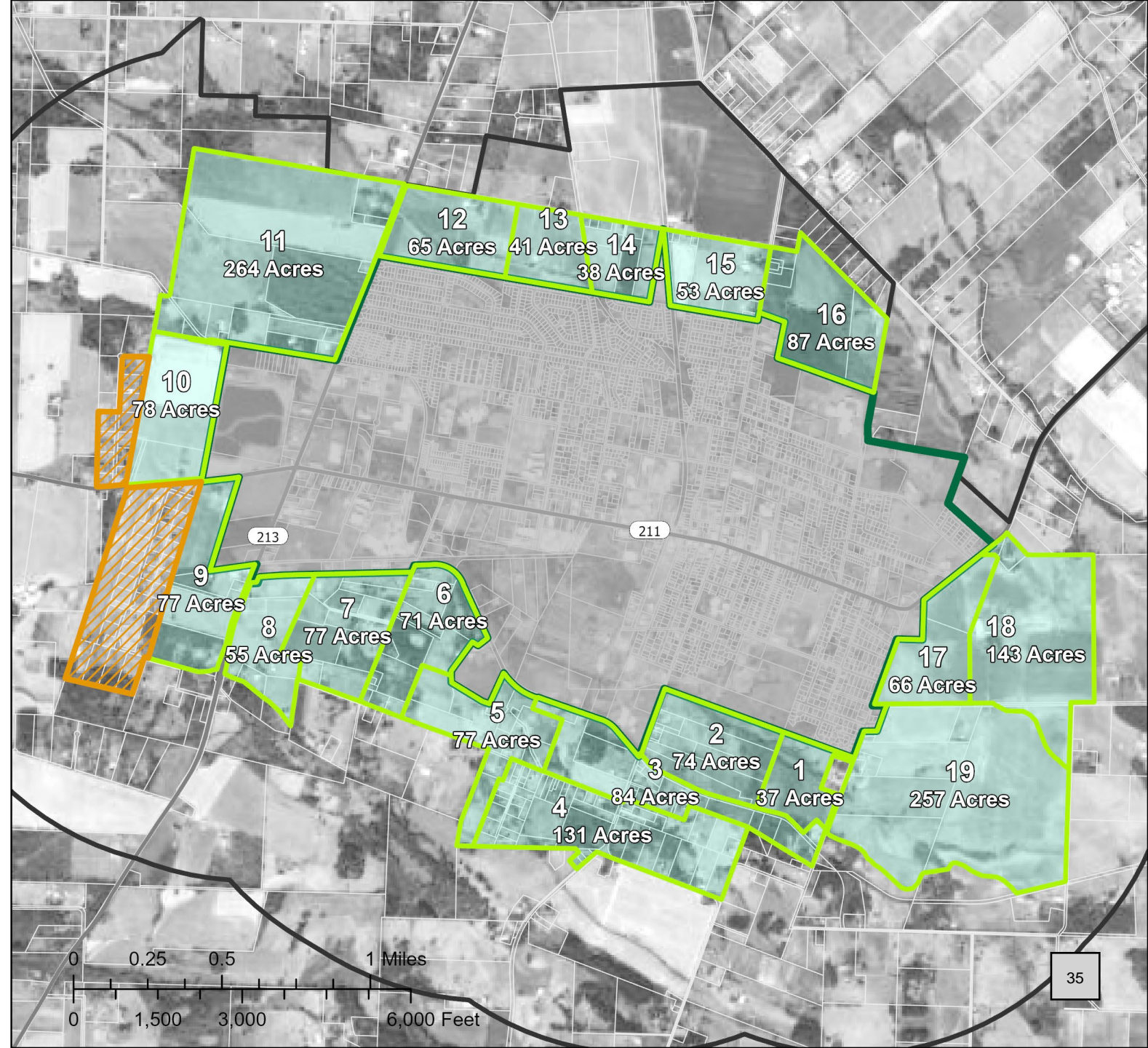
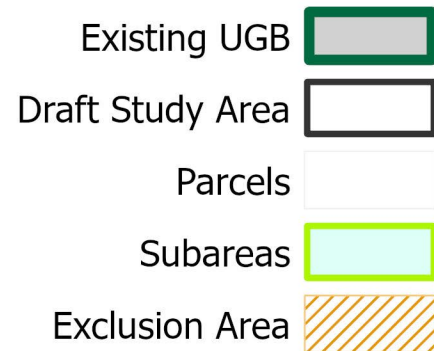
Subarea Analysis: Residential Need



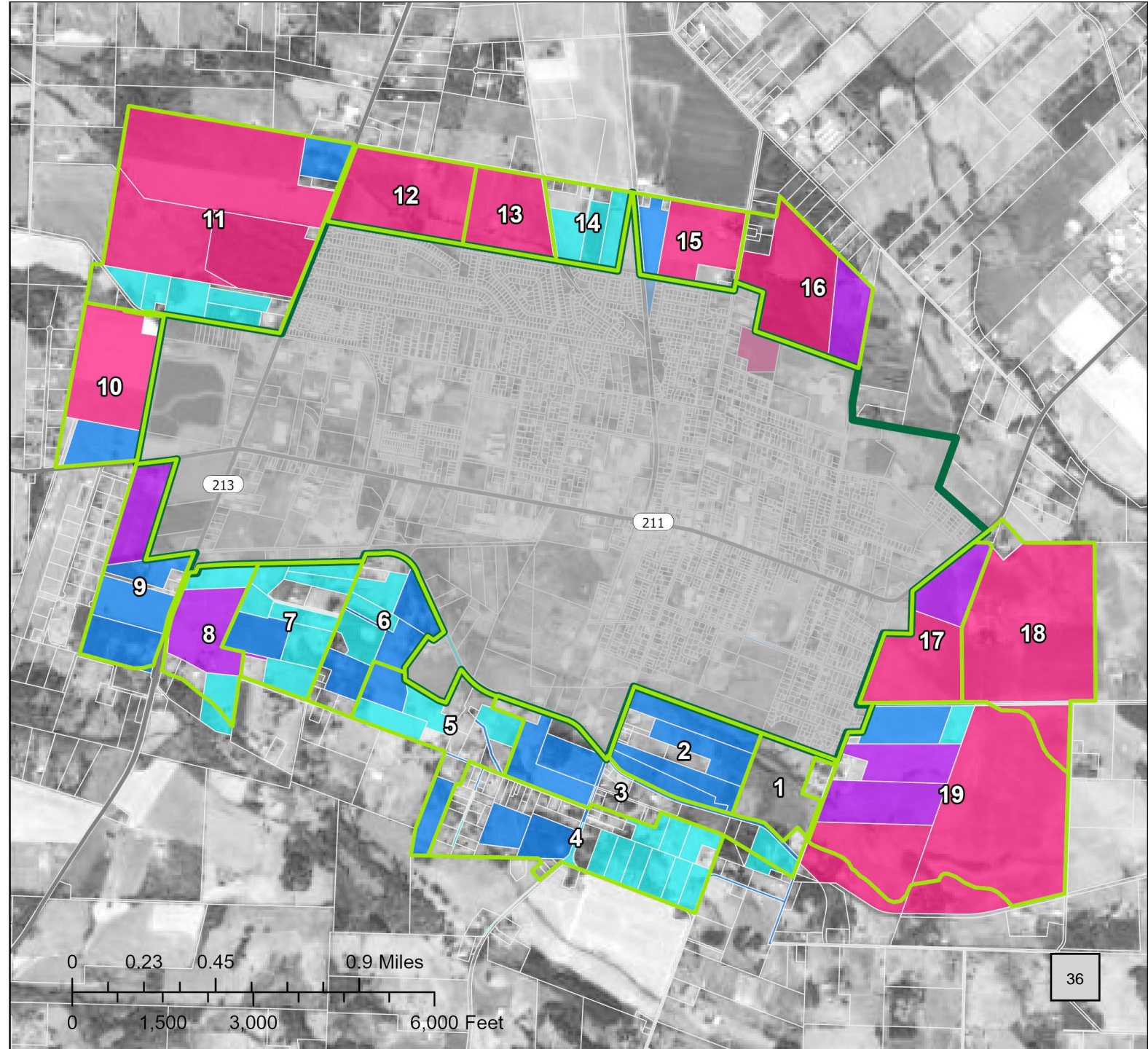
Subarea Analysis: Employment



Subarea Analysis: Employment



Subarea Analysis: Employment



Discussion

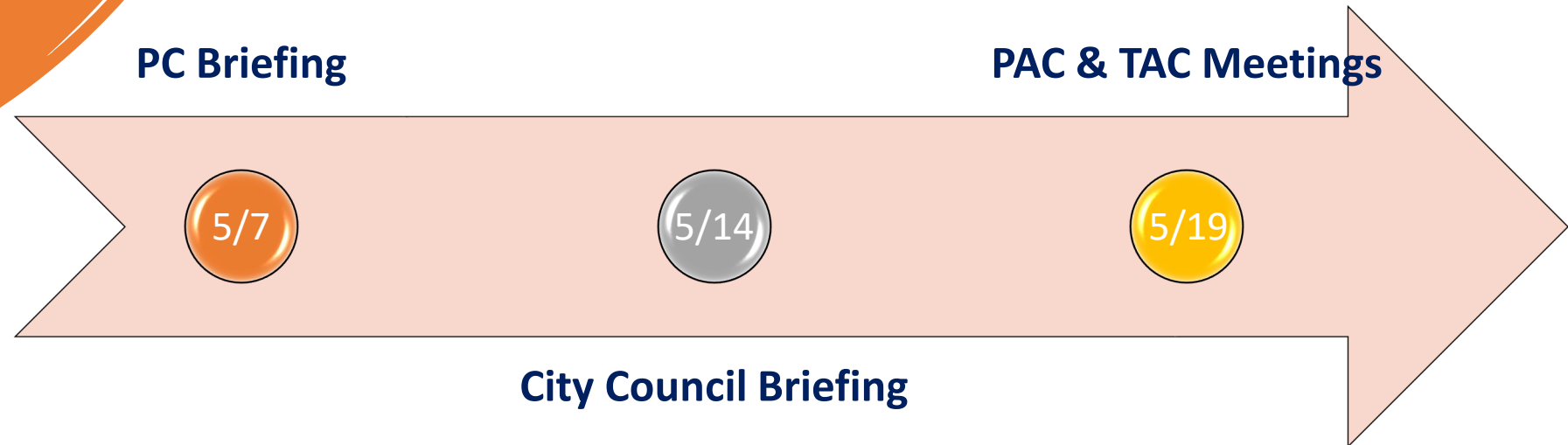
- Questions on presentation?
- Questions on UGB background documents (EOA & HNA)?
- Questions on UGB state requirements?
- Questions on UGB process or timeline?

Study Area Specific Feedback

Paper handout to turn in
at the registration table



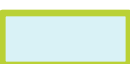
Online version linked on
Molalla Current

Next Steps: Spring 2025





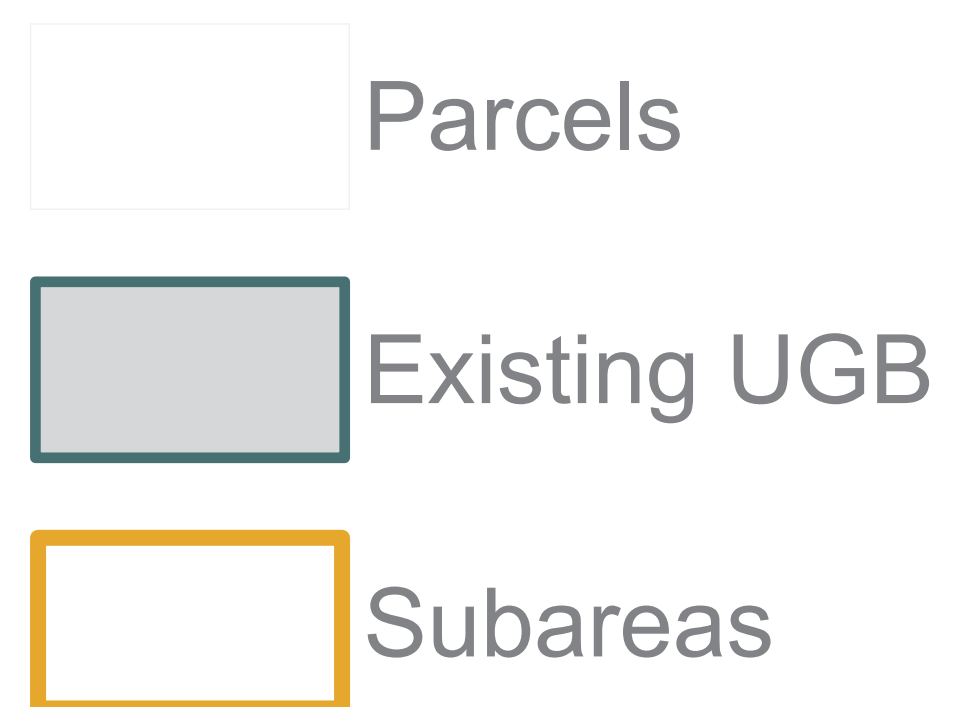
Thank you!

Existing UGB 
Parcels 
Subareas 





UGB Expansion Subareas

42

Housing Production Strategy & Urban Growth Boundary Expansion Project

Planning Commission Briefing #2
June 4th 2025, 6:30pm – 8:30pm



Agenda

- Project Overview
- UGB Expansion Process
 - Schedule & Legal Framework for Boundary Expansion
 - Summary of Community Engagement
 - Review of Parcel Prioritization
 - Statewide Planning Goal 14 Location Factors by Subarea
- Next Steps

UGB Expansion

Molalla UGB Expansion Process

- Establish land need for housing (HNA) and employment (EOA) – *Complete*
- Enact “efficiency measures” to reduce land need – *Complete*
- Create preliminary and final study area– *Complete*
- Establish parcel prioritization– *Complete*
- Evaluate subareas according to Goal 14 location factors– *May 2025*
- Present analysis to PC & CC– *June 2025*
- UGB Amendment Adoption by City & by County
- Approval/Denial by DLCDD with potential for legislative override (e.g. Roseburg)

EOA & HNA Land Need

- Population forecasted to be 5,432 new people with a housing need of 1,996 new units between 2023 and 2042
- After efficiency measures, remaining housing need = **928** units across 182.29 residential acres (R1,R2) (**227.79** acres once 25% adjustment for infrastructure such as street and utilities easements and parks)
- Employment land goal is to accommodate:
 - 2 sites >20 acres
 - 4 sites 10-20 acres
 - 4 sites 5-10 acres

TAC Meeting Discussion Goals

- Questions or concerns with the information presented
- Additional data sources that could be added to the analysis
- Development potential or constraints of each subarea

Parcel Prioritization

Priorities for UGB Inclusion

1st Priority

- Urban reserves (none), exception lands (approximately 580 southern acres)

2nd Priority

- Marginal lands (none)

3rd Priority

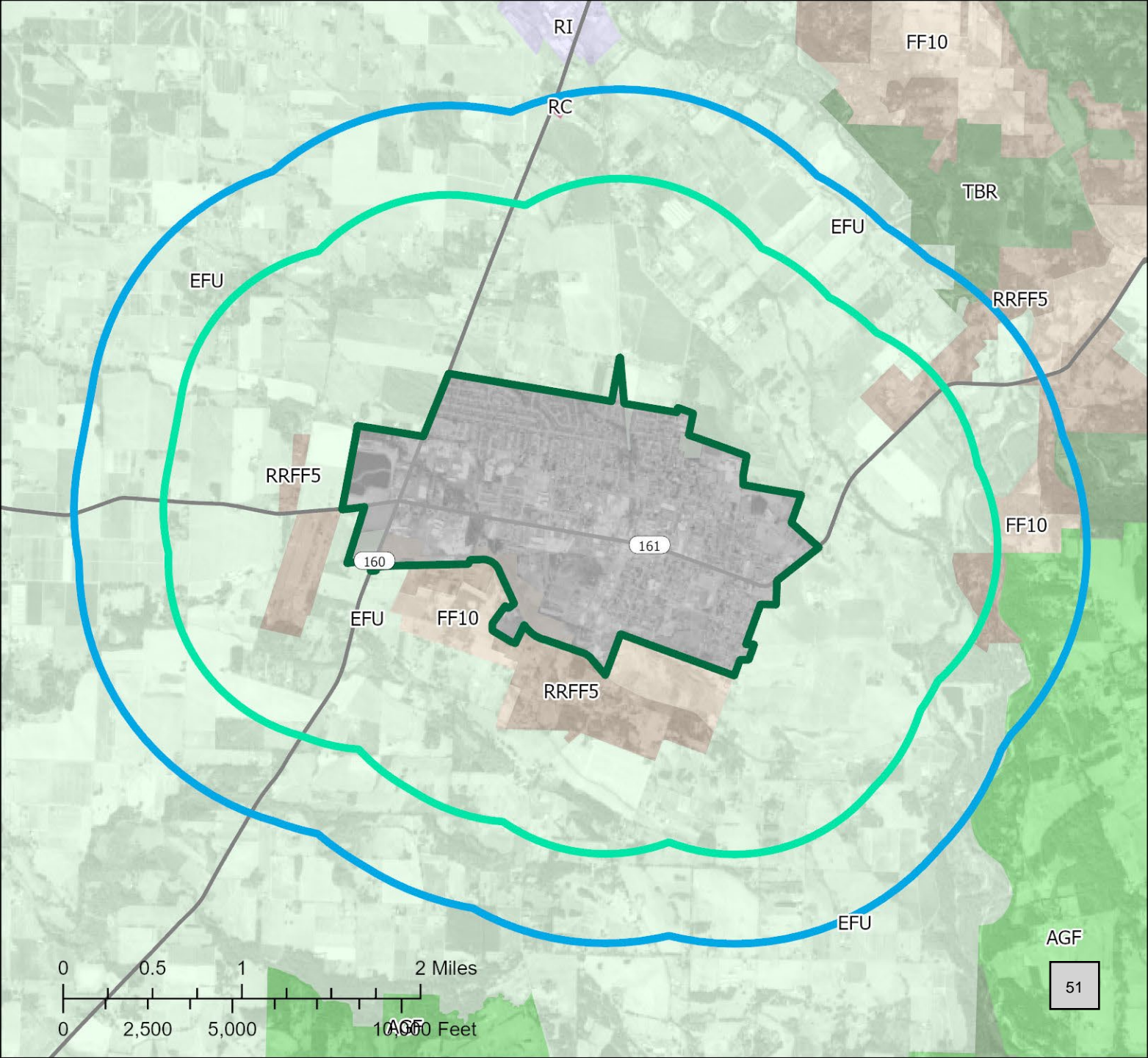
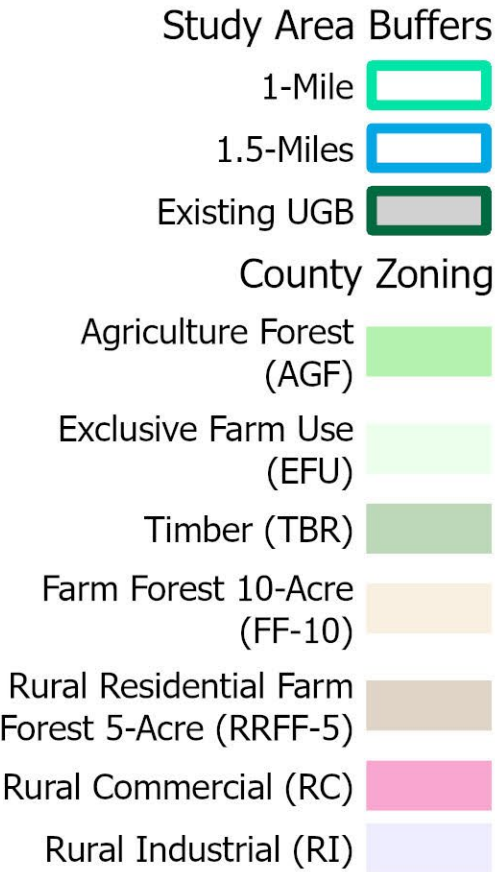
- Resource lands that are not high value farmland

4th Priority

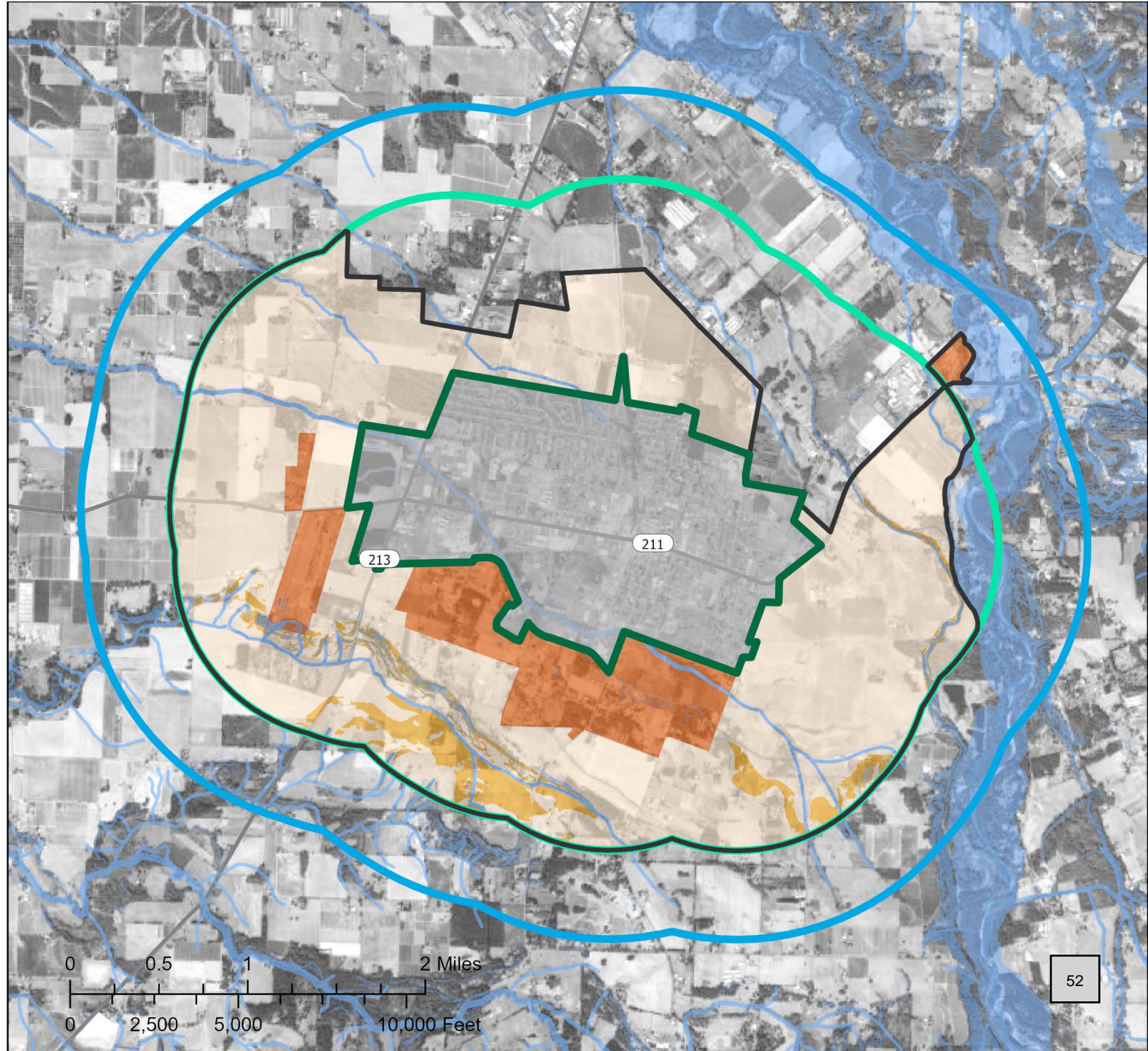
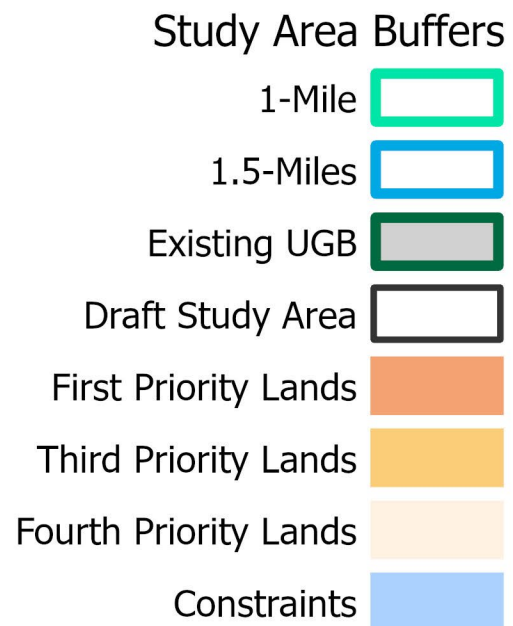
- Resource lands that are high value farmland, including prime and unique soils

Parcel Prioritization

County Zoning



Final UGB Study Area



Public Meeting on UGB

- Handouts included FAQ and Comment Form with maps
- Large map with clear streets delineation in the back of the room
- Approximately 100 in attendance
- Q&A on the annexation process, the impact on infrastructure (mostly water supply and traffic), and some reluctance to accommodate growth, particularly by those to the south who expressed a right to “quiet enjoyment of the land”.
- Online survey was open for two weeks with 41 responses were mixed between support and opposition to expansion

Location Factors by Study Areas

Goal 14 Location Factors

1. Efficient Accommodation of Need

- Proximity, Parcel size, and Buildable land

2. Orderly & Economic Provision of Public Facilities & Services

- Water, Sewer, Transportation, and Stormwater

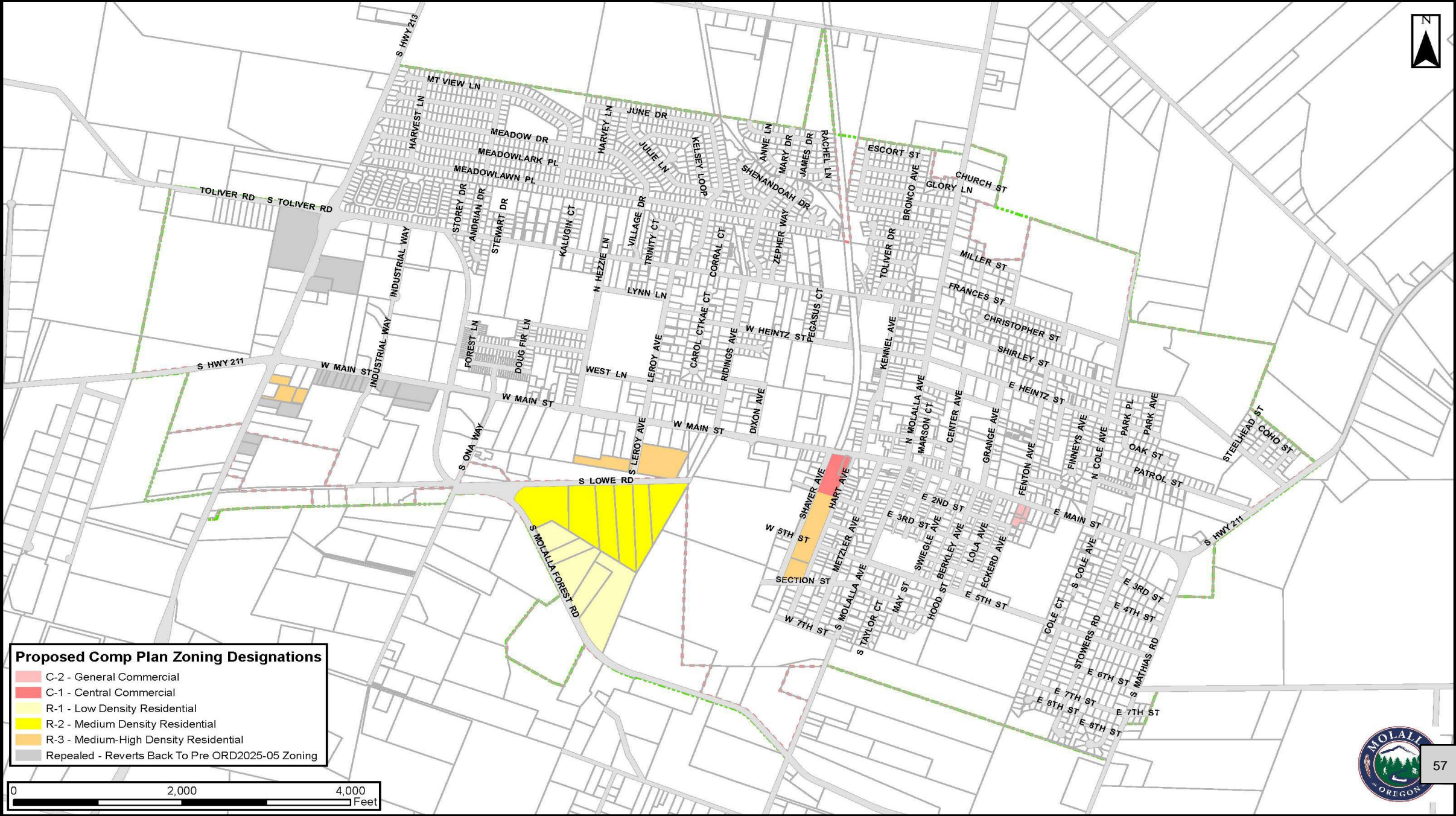
3. Environmental, Economic, Social & Energy Consequences

- **Economic:** Cost of land/transportation facilities/utilities/services, Parcel size, and Development potential
- **Social:** Ease of access to services and amenities, such as schools, parks, library, commercial services, and Compatible nearby uses
- **Environmental:** Hazard Risk (slope, floodplain) and Goal 5 resources present
- **Energy:** Amount of travel required to and from daily services and amenities, Infrastructure improvements needed to serve development, such as road construction/improvements, pipe upsizing, and water or wastewater pumps

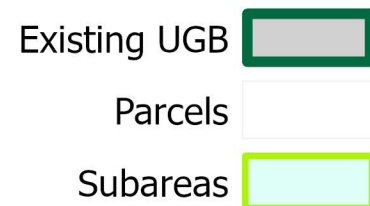
4. Agricultural & Forest Compatibility

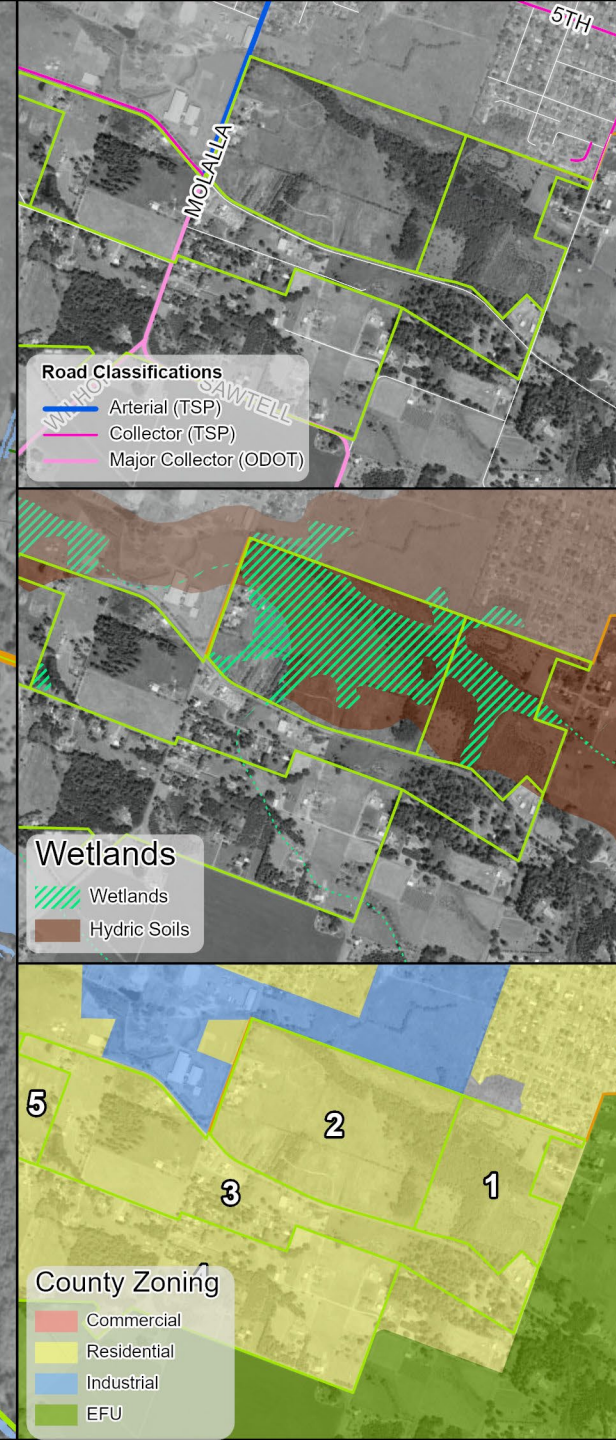
- Increased traffic, Conflicts with water availability and delivery, Flooding, Introduction of weeds or pests, Damage to crops or livestock, Trespassing, litter (including harmful pet waste), and vandalism

ORD2025-07 Comprehensive Plan Map Zone Changes



Subarea Analysis: Residential Need

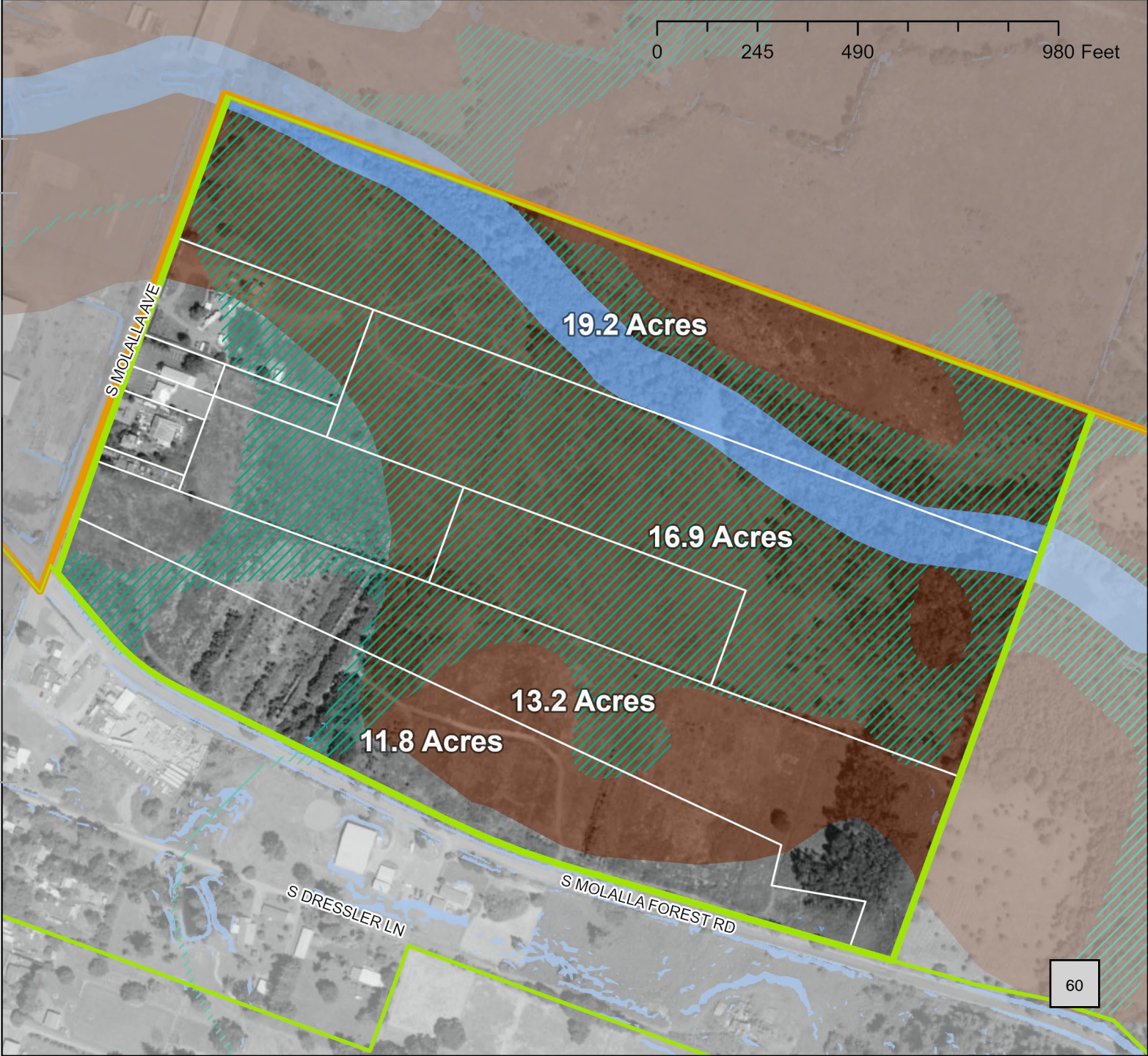




Subarea 2

Gross Acres	74 acres
Buildable Acres	67.7 acres
Housing Capacity	240
Industrial Lots	4 on 54 buildable acres 2 with access on S Molalla Forest Rd (MFR)
Proximity	Contiguous
Infrastructure	Sewer along Molalla Ave cannot accommodate additional flow; would require lift station over Bear Creek
Compatible Uses	Abuts city park and industrial
Goal 5 Implications	Hydric soils could be locally significant wetlands that would limit development potential

- Existing UGB
- Subareas
- Constraints
- Wetlands
- Hydric Soils



Subarea 3

Gross Acres	90.7 acres
Buildable Acres	67.6 acres
Housing Capacity	317
Industrial Lots	6 on 47.7 buildable acres With access on S Molalla Ave and S Dressler Ln
Proximity	Contiguous
Infrastructure	Could extend sewer along Mathias RD. Lines are 8" and designed only for the subdivision they serve. 12" waterline at S Molalla Ave and Molalla Forest RD. 8" waterline on Mathias RD at southern town boundary.
Compatible Uses	Near city park, industrial, and rural residential
Goal 7 Implications	Flooding reported

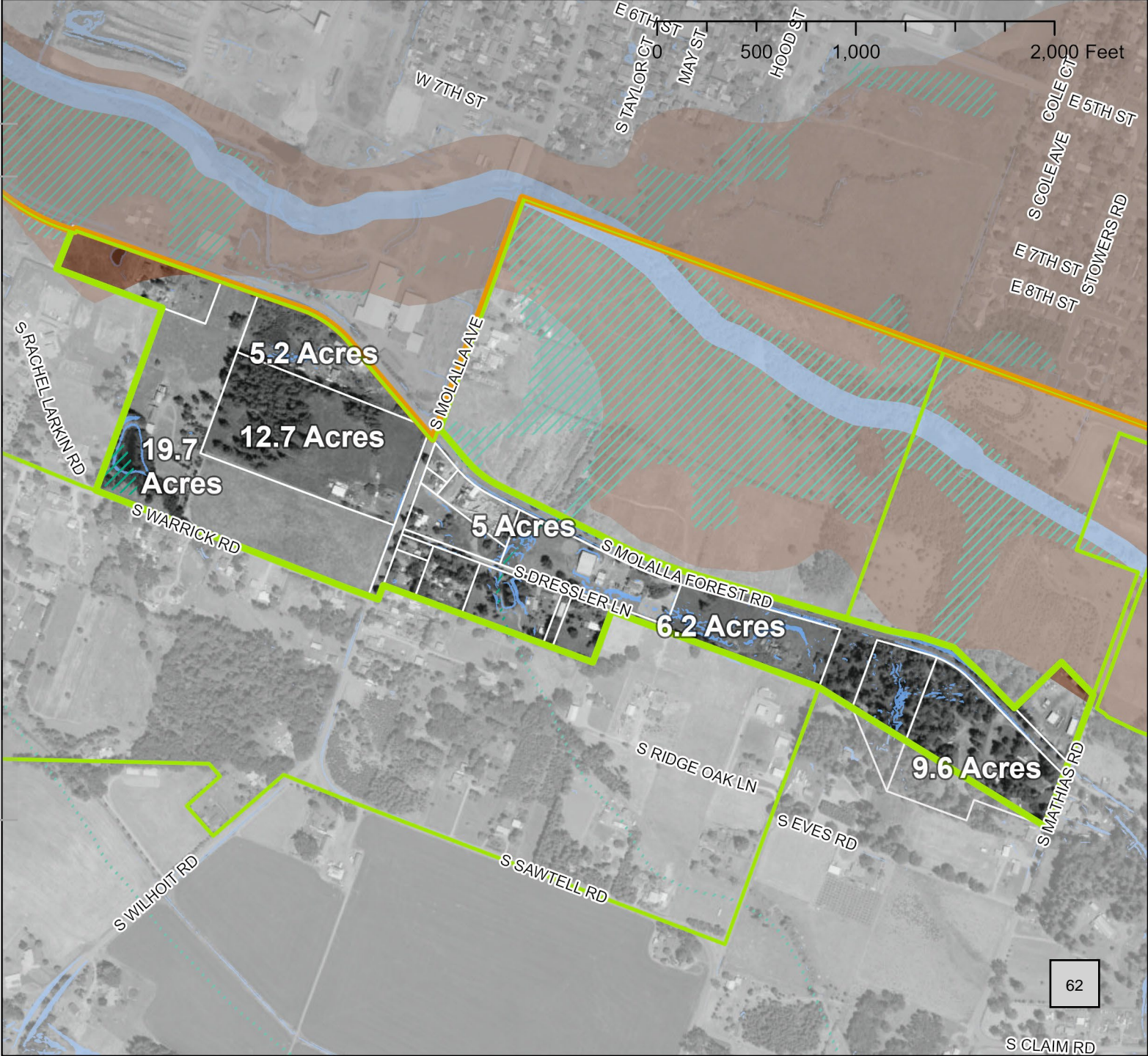
Existing UGB

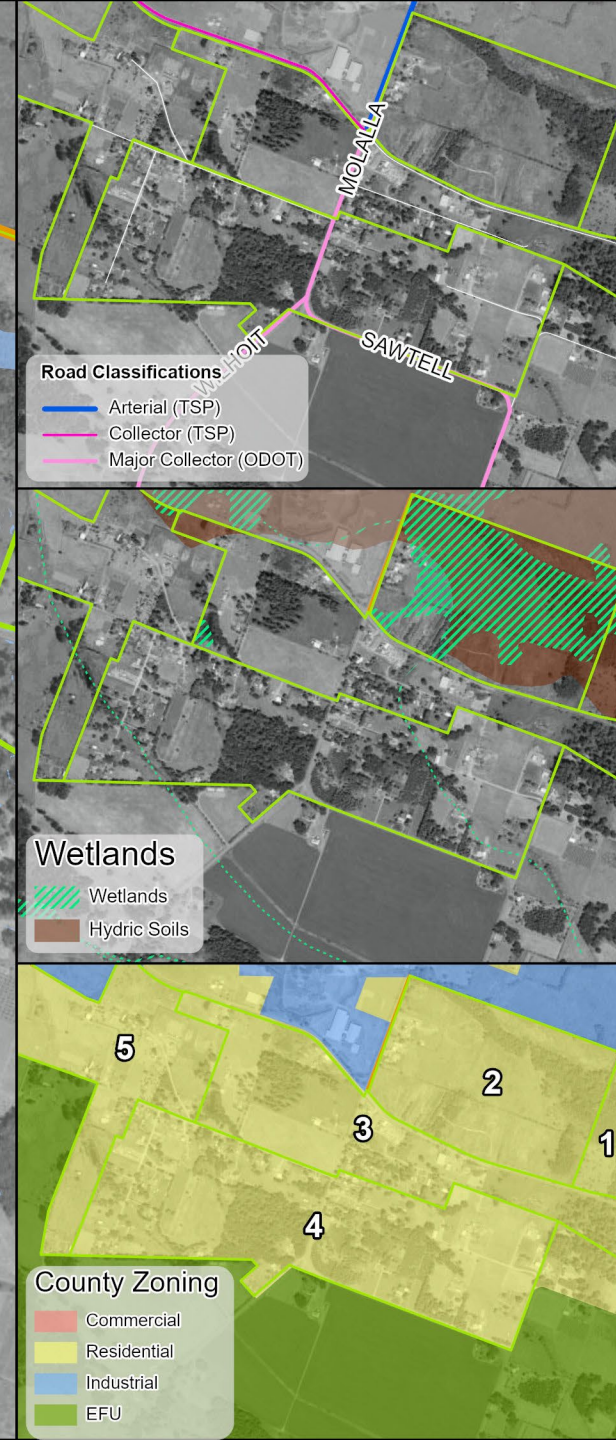
Subareas

Constraints

Wetlands

Hydric Soils





Subarea 4

Gross Acres	130.2 acres
Buildable Acres	130.1 acres
Housing Capacity	382
Industrial Lots	11 on 70 buildable acres With access on S Molalla Ave, S Sawtell Rd, and S Ridge Oak Ln
Proximity	Not Contiguous
Infrastructure	There is water nearly to the City limits on S Mathias RD but no sewer until 7th ST. Could extend sewer along Mathias RD. Lines are 8" and designed only for the subdivision they serve.
Compatible Uses	Near rural residential with some farm use
Goal 7 Implications	Flooding reported

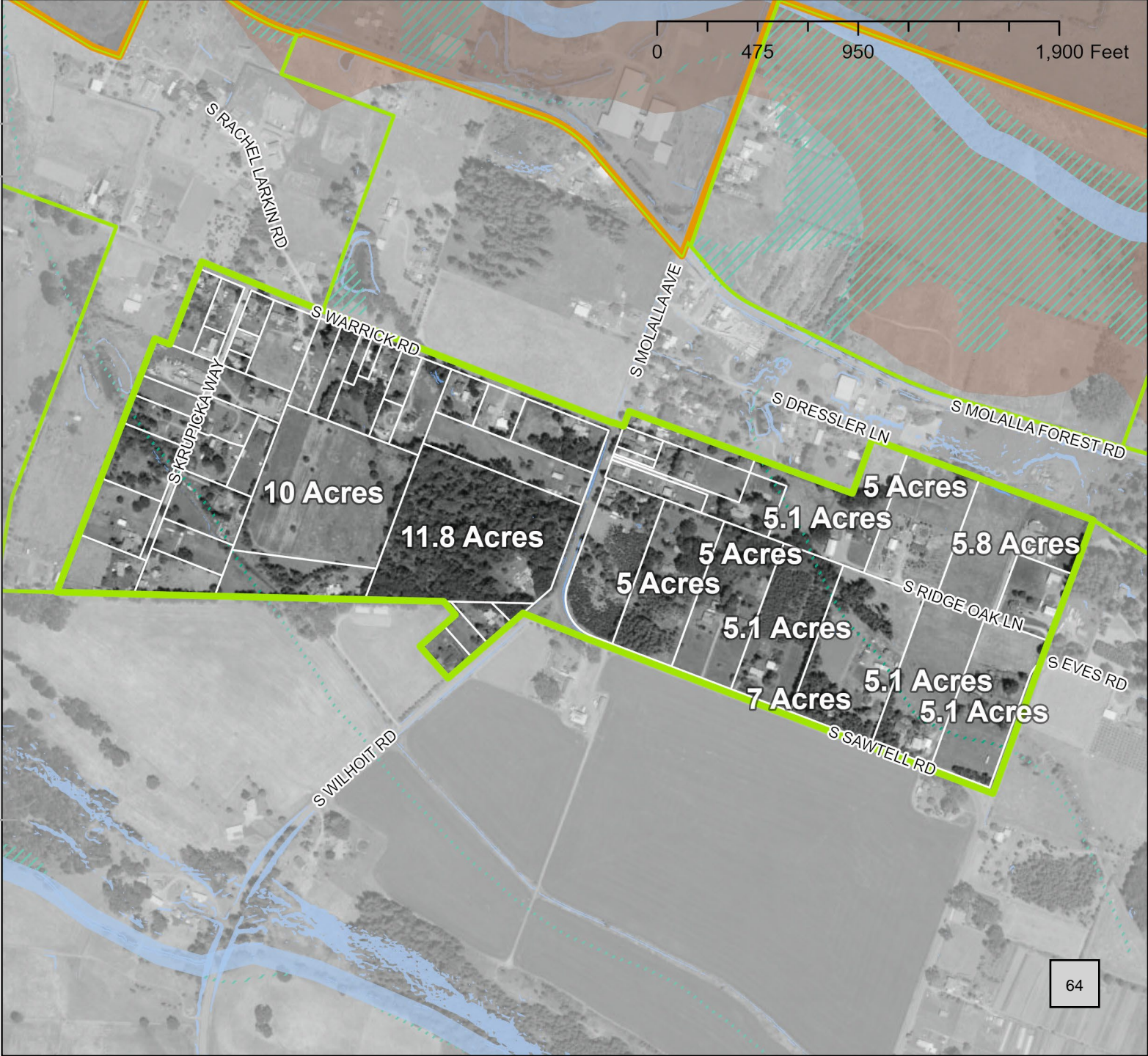
Existing UGB

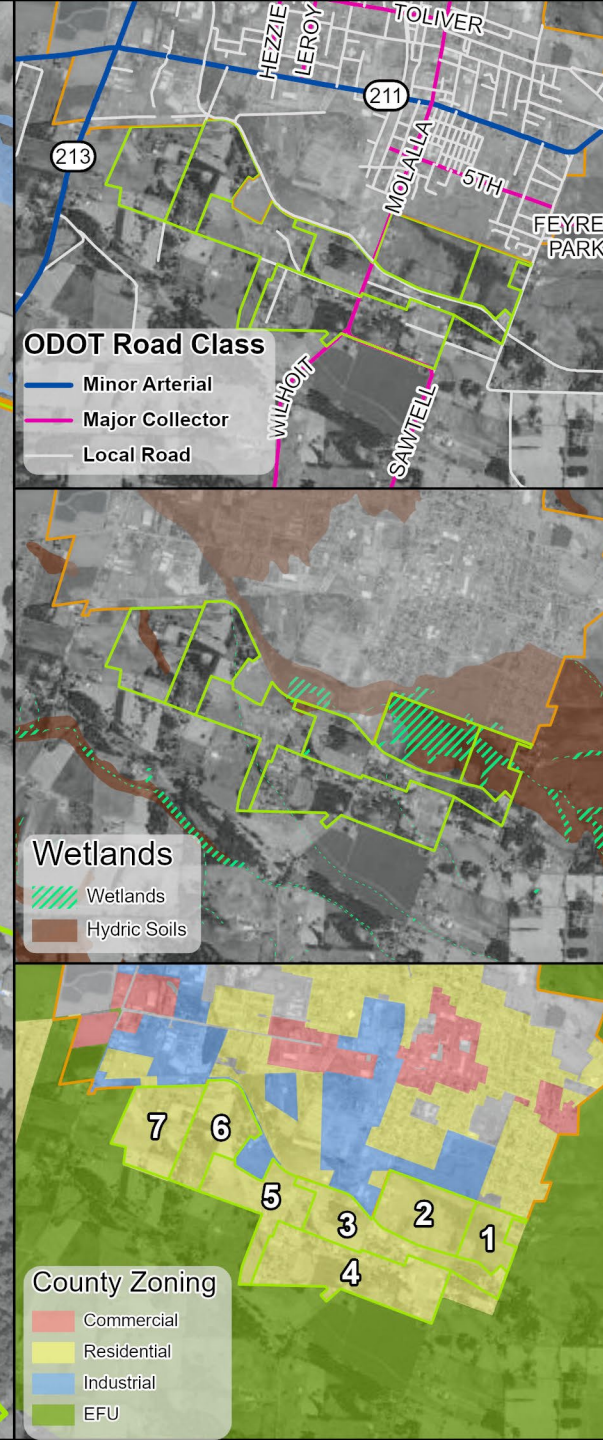
Subareas

Constraints

Wetlands

Hydric Soils





Subarea 5

Gross Acres	75 acres
Buildable Acres	75 acres
Housing Capacity	280
Industrial Lots	5 on 46 buildable acres With limited access on Warrick
Proximity	Contiguous
Infrastructure	Would need to extend water sewer likely down Molalla Forest Road with a likely lift station at MFR/Ona WY. Limited access to many parcels
Compatible Uses	Near residential and agriculture
Goal 7 Implications	Flooding reported

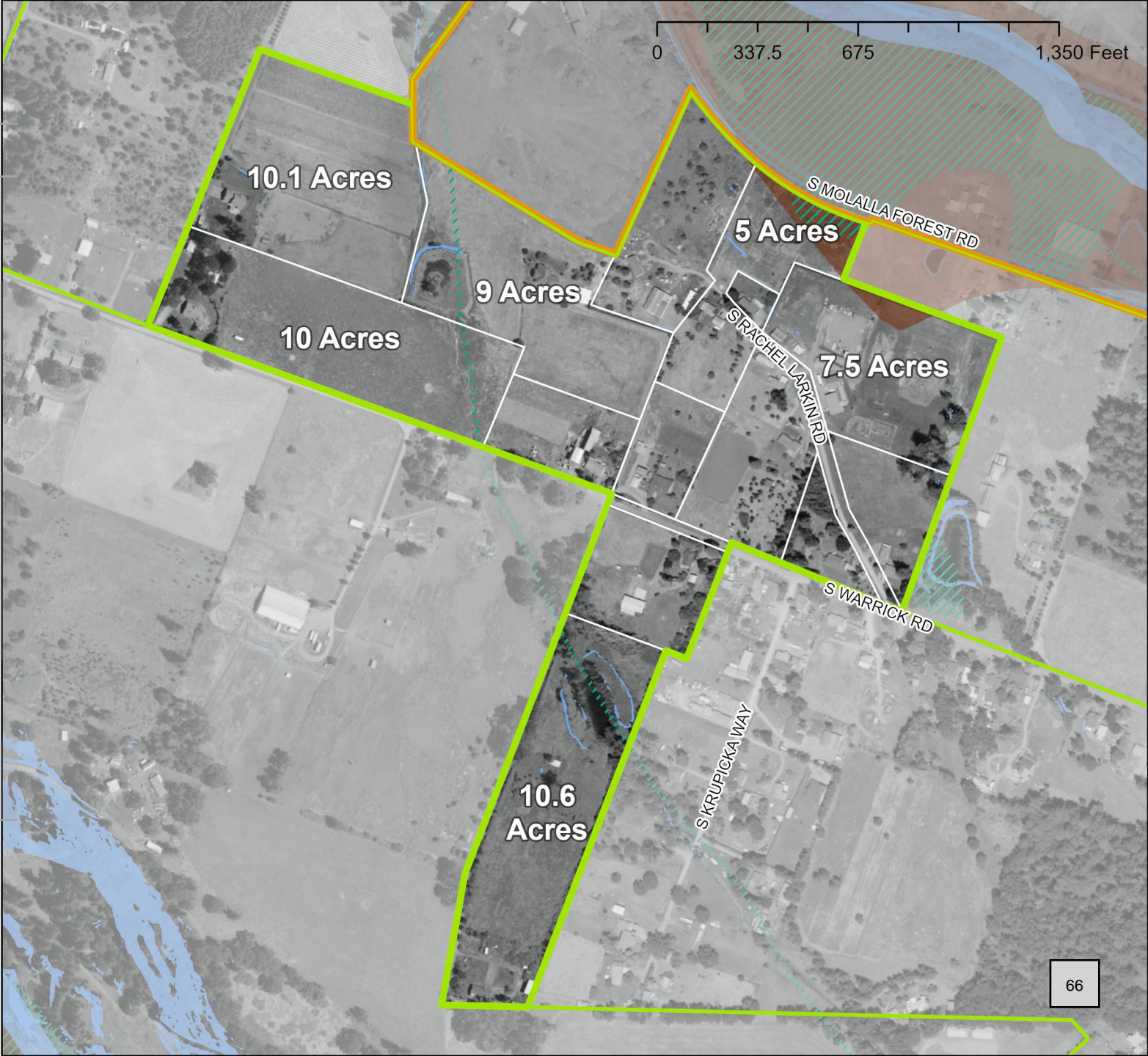
Existing UGB

Subareas

Constraints

Wetlands

Hydric Soils





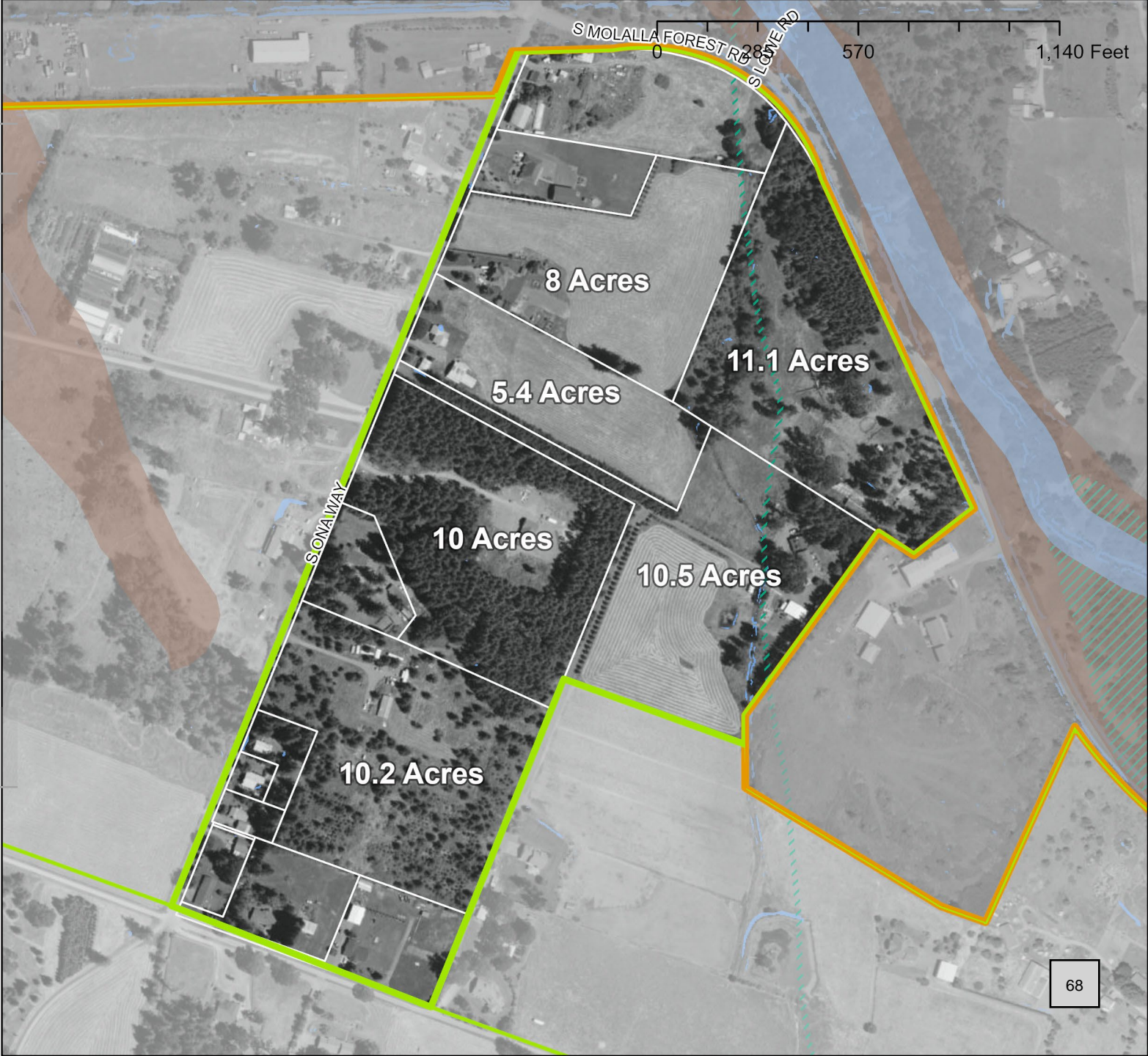
- Sewer Mains
- Storm Mains
- Water Mains
- Existing UGB
- Subareas
- Goal 5 Constraints

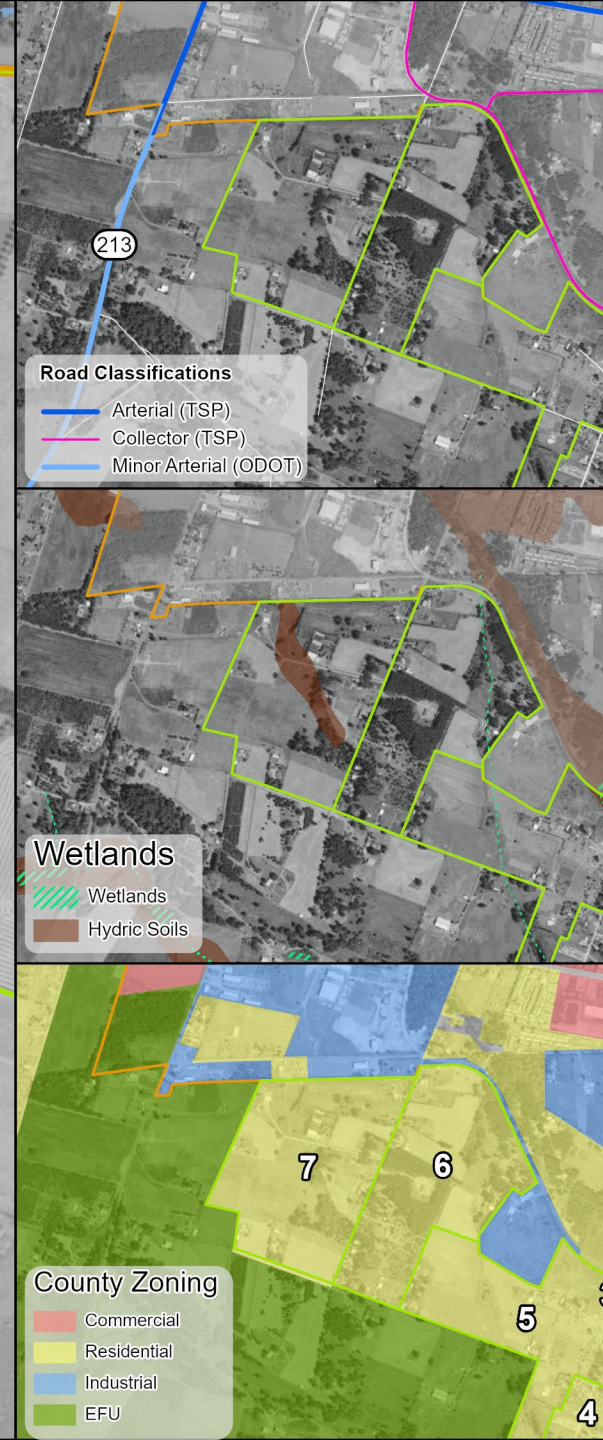


Subarea 6

Gross Acres	69.6 acres
Buildable Acres	69.6 acres
Housing Capacity	239
Industrial Lots	6 on 55 buildable acres With access on S Ona WY
Proximity	Contiguous
Infrastructure	Two 8" sanitary lines in the vicinity of the northern portion of this property. One along S Ona WY (north of Bear Creek) and one along MFR and S Lowe RD. 8" waterline to city limits along S Ona WY.
Compatible Uses	Near residential and agriculture
Goal 5 Implications	Some hydric soils and creek adjacent; flooding

- Existing UGB
- Subareas
- Constraints
- Wetlands
- Hydric Soils





Subarea 7

Gross Acres	76.1 acres
Buildable Acres	76.1 acres
Housing Capacity	291
Industrial Lots	8 on 58 buildable acres With access on S Ona WY
Proximity	Contiguous
Infrastructure	Similar to section 6. Opportunity for sewer/water to lines in OR-213. 12" waterline ends at Cromptons . Sewer ends ~135ft N of the city limits. Potential gravity connection with extensive upsizing and extension of sewer.
Compatible Uses	Near residential and agriculture with heavy traffic on 211
Goal 5 Implications	Hydric soils could be locally significant

Existing UGB

Subareas

Constraints

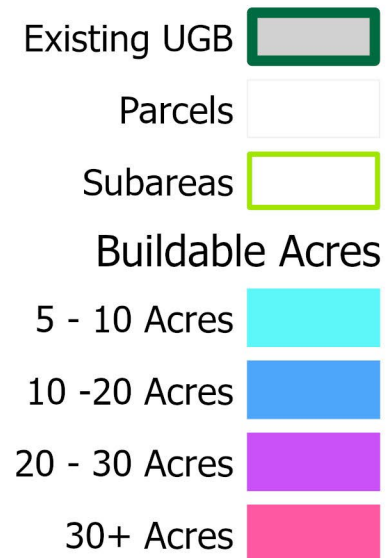
Wetlands

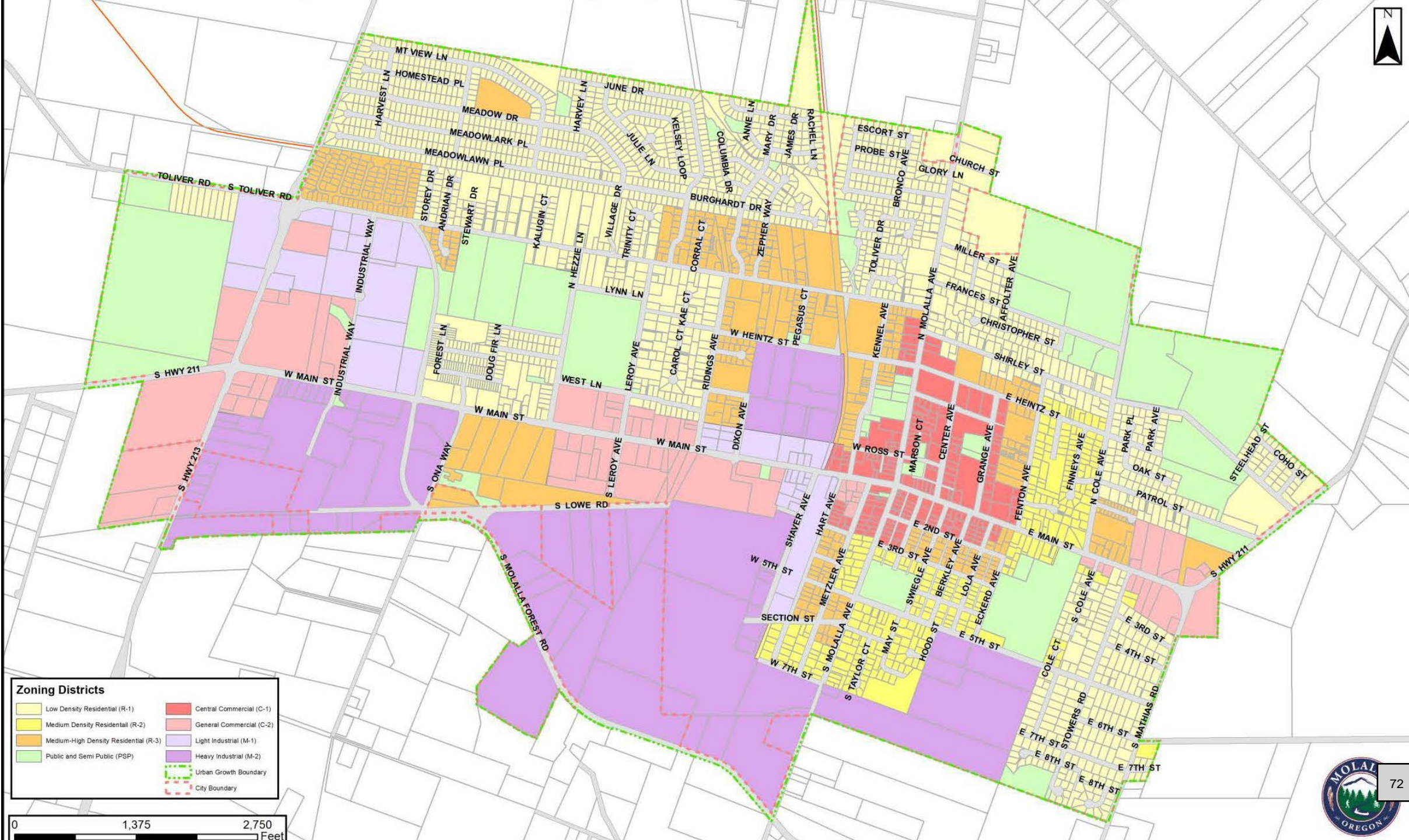
Hydric Soils



Subarea Analysis: Employment

8 industrial parcels on
~80 acres leaves room
for 1,731 housing units





Questions?

Next Steps

**City Council
Goal 14 Briefing**

6/11

March
2026

**Boundary
Adoption**



Thank you!