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**Planning & Community Dev.**  
117 N Molalla Avenue  
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Molalla, Oregon 97038  
Phone: (503) 759-0219  
[communityplanner@cityofmolalla.com](mailto:communityplanner@cityofmolalla.com)

**AGENDA**  
**Molalla Planning Commission**  
**6:30 PM, December 4, 2019**

**Meeting Location: Molalla Adult Center**  
**315 Kennel Avenue.**  
**Molalla, OR 97038**

The Planning Commission Meeting will begin at 6:30pm. The Planning Commission has adopted Public Participation Rules. Copies of these rules and public comment cards are available at the entry desk. Public comment cards must be turned in prior to the start of the Commission meeting. The City will endeavor to provide a qualified bilingual interpreter, at no cost, if requested at least 48 hours prior to the meeting. To obtain services call the City Recorder at (503) 829-6855.

- I. CALL TO ORDER**
- II. FLAG SALUTE AND ROLL CALL**
- III. PUBLIC COMMENT** – Limited to 3 minutes per person
- IV. MINUTES:**
  - Minutes from the October 2, 2019 meeting
  - Minutes from the June 5, 2019 meeting
- V. PUBLIC HEARINGS:**
  - Consider a request to annex a 15.5-acre parcel at the southwest corner of OR-211/OR-213. If annexed the property would be zoned General Commercial (C-2), consistent with the Molalla Comprehensive Plan (AN01-2019).
- VI. DISCUSSION ITEM:**
  - Project Updates
- VII. REPORTS AND ANNOUNCEMENTS**
- VIII. ADJOURNMENT**

*City of Molalla ■ Community Planning & Development ■ 117 N. Molalla Avenue, Molalla, OR 97038 ■ (503) 759-0219*

Chairman Rae Lynn Botsford | Commissioner Debbie Lumb | Commissioner Jennifer Satter  
Commissioner Doug Eaglebear | Commissioner Steve Deller | Commissioner Jacob Giberson | Commissioner Connie Ferrens



**Molalla Planning Commission  
MINUTES Molalla  
Adult Center  
315 Kennel Ave., Molalla, OR  
97038  
October 2, 2019**

The October 2, 2019 meeting of the Molalla Planning Commission was called to order by Chair Rae Lynn Botsford at 6:32pm. This was followed by the flag salute and roll call.

**COMMISSIONER ATTENDANCE:**

Chair Rae Lynn Botsford – Present  
Commissioner Steve Deller – Present  
Commissioner Doug Eaglebear – Present  
Commissioner Debbie Lumb – Present  
Commissioner Jennifer Satter – Absent  
Commissioner Jacob Giberson – Present  
Commissioner Connie Farrens - Absent

**STAFF IN ATTENDANCE:**

Alice Cannon, Planning Director - Present  
Dan Zinder, Associate Planner – Present  
Julie Larson, Planning Assistant – Present

**PUBLIC COMMENT ON MATTERS NOT ON THE MEETING AGENDA:**

No one offered public comment.

**MINUTES:**

**Chair Botsford** confirmed with PC that they have received and reviewed the minutes for August 7, 2018. Chair Botsford calls for a motion to approve the minutes. A motion to approve the minutes was made by Commissioner Eaglebear, a second was received by Commissioner Giberson. Motion passes 5-0.

**PUBLIC HEARING:**

- Consideration of an amendment to Molalla Municipal Development Code Section 17-4.3.030.A (File No. DCA01-2019) – A change to the procedure for processing partition applications from a Type III Public Hearing procedure to a Type II Administrative Decision Procedure, appealable to Planning Commission.

**Chair Botsford** called the public hearing to order and read the hearing script into the record.

### CITY STAFF REPORT:

**Planning Director Cannon** gave the staff report which can be found in the meeting packet. The staff report includes the summary of proposed changes, rationale for proposed changes, criteria for review, and staff analysis. City Staff recommends that partition applications be processed at the staff level, except in situations where a staff decision is appealed during the public notice process. Processing partition applications at the staff level would allow for an expedited process, making partition applications on smaller land divisions of three or less lots more efficient and easier. Development from these partitions would still be required to adhere to the same development standards as larger subdivisions. Staff has found that most neighboring cities and Clackamas County review partitions through a Type II procedure.

**Planning Director Cannon** stated the City is encouraging the PC to approve the amendment.

### PUBLIC COMMENT:

No public comment received.

### QUESTIONS FROM PLANNING COMMISSION:

**Commissioner Deller** asked about public involvement and if there was a lot of public interest in a partition, would it be escalated to a Type III?

**Planning Director Cannon** stated that if a staff decision is appealed during the public notice process, yes, the partition application would be escalated to a Type III and brought forth to the Planning Commission.

**Commissioner Giberson** asked who can appeal and land use decision

**Planning Director Cannon** answered that the applicant and landowner have appeal rights.

**Commissioner Giberson** asked if there is a cost difference between a Type II and Type III application?

**Planning Director Cannon** said that there is. A Type II is approximately \$1,000.00, while a Type III can cost upwards of \$1,700.00.

**Chair Botsford** inquired about the language on page 8 of the staff report. Asked if this change is consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules.

**Planning Director Cannon** stated that the process would be consistent with the State goals, as well as the City of Molalla's Comprehensive Plan. Director Cannon also noted that many neighboring cities and Clackamas County process partition applications as a Type III. She went on to present that Canby was one of the only cities she could find in her research that still processes partitions as a Type III.

**Commissioner Giberson** asked why Canby still process this way?

**Planning Director Cannon** answered that she wasn't sure and is assuming that Canby is processing partition applications with the Planning Commission the way Molalla has done for years. It could be a unique situation to Canby or a hold-over from a time when Planning Commissions made more routine decisions.

#### **PUBLIC COMMENT:**

No one offered public comment.

**Motion** was made by Commissioner Giberson to approve the consideration of an amendment to Molalla Municipal Development Code Section 17-4.3.030.A (File No. DCA-2019) – A change to the procedure for processing partition applications from a Type III Public Hearing procedure to a Type II Administrative Decision Procedure, appealable to Planning Commission. Second by commissioner Lumb. Motion passes 5-0.

#### **DISCUSSION ITEMS:**

##### **Annexation:**

**Planning Director Cannon** stated that the first public hearing for the annexation application at HWY 211 & HWY 213 is scheduled to take place November 6, 2019, at the next Planning Commission Meeting. (Note: That hearing has since been postponed to December 4, 2019).

##### **Code Amendments:**

**Planning Director Cannon** advised the Planning Commission that she is currently looking at cleaning up some typos found in the recently adopted development code.

##### **Food Cart Ordinance:**

**Planning Director Cannon** shared a PowerPoint presentation with the Planning Commission that highlighted the results of the recent community outreach survey staff conducted. The survey concluded that of the 238 citizens that participated, 97.46% supported food carts within the city. It also concluded that while most citizens support food carts in a pod style, most want to ensure that the brick and mortar restaurants within the city are still supported. Furthermore, citizens (through survey responses) have said that they want food trucks/carts to have similar code and health requirements. Director Cannon concluded with informing the Planning Commission she would be sharing the presentation with Molalla City Council in late October.

##### **Hemp:**

**Planning Director Cannon** brought to the Planning Commission's attention several recent resident complaints regarding odor and noise from CHTC Inc. which operates on Industrial Way in Molalla's industrial zone. Director Cannon told the Planning Commission that the City has met with the owner and operator of CHTC Inc. and together are working to resolve the matter.

**REPORTS AND ANNOUNCEMENTS:**

There were no report or announcements.

**ADJOURNMENT:**

Motion was made by Chair Botsford to adjourn the meeting, 2<sup>nd</sup> received from Commissioner Eaglebear. Meeting was adjourned at 7:25pm.

\_\_\_\_\_  
Chair, Rae Lynn Botsford

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Alice Cannon, Planning Director



**Minutes of the Molalla Planning Commission  
Molalla Adult Center  
315 Kennel Ave., Molalla, OR 97038  
June 5, 2019**

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**The June 5, 2019 meeting of the Molalla Planning Commission was called to order by Chair Rae Lynn Botsford at 6:32pm. This was followed by the flag salute and roll call.**

**COMMISSIONER ATTENDANCE:**

Chair Rae Lynn Botsford – Present  
Commissioner Steve Deller – Present  
Commissioner Jacob Giberson -- Present  
Commissioner Connie Farrens -- Present  
Commissioner Doug Eaglebear – Present  
Commissioner Debbie Lumb – Present  
Commissioner Jennifer Satter -- Absent

**STAFF IN ATTENDANCE:**

Alice Cannon, Senior Planner – Present  
Christie DeSantis, Exec. Admin. Asst. - Present  
Dan Zinder, GIS Specialist – Present  
Gerald Fisher, Public Works Director - Present

**PUBLIC COMMENT ON MATTERS NOT ON THE MEETING AGENDA:**

No one offered public comment.

**MINUTES:**

Chair Botsford confirmed with PC that they have received and reviewed the minutes. Chair Botsford calls for a motion to approve the minutes. PC Farrens motions to approve the minutes, PC Deller seconds. Motion passes 6-0.

**PUBLIC HEARING:**

- Cascade Center (File No. DRW-01-2019) – Site Design Review and Subdivision (continuation) (Note: Staff Report and Materials for the May 15, 2019 public hearing served as the staff report for this meeting.)

**CITY STAFF REPORT:**

**PLANNING:** Senior Planner Cannon referred to Exhibits I and J for PC to review. Applicable site design review and subdivision were discussed. Location is off Main Street, near Leroy Ave and OR 211. Proposal is to extend Leroy Avenue, which will extend from Lowe Road. Property to north is Main Street. Discussion of access points took place at the last meeting.

Senior Planner Cannon stated the City is encouraging the PC to approve the application based on findings, with conditions outlined in the staff report.

At a previous meeting, PC directed Staff to have a discussion with ODOT regarding this project. A meeting with ODOT took place on May 28, 2019. PW Director Fisher reports that ODOT wanted a Traffic Consultant to provide more data. The consultant had a report that came back within a day. ODOT completed its review of the consultant's data within one week.

The intersection in question has been designated as part of the Safe Routes to School program, in addition to being on three routes for South Clackamas Transit District. It is 0.10 miles from the Molalla Middle School, and 0.50 from the Molalla Elementary School.

ODOT did not find that a signal is warranted at that intersection at this time. ODOT has to make its decisions based on statewide rules and often does not offer any flexibility. This roadway area is in their jurisdiction. ODOT has indicated their decision on whether a traffic signal is warranted at the OR-211/Leroy intersection is final.

The PC discussed options for ensuring traffic safety even if a full traffic signal will not be installed. Staff expressed that ODOT staff is willing to review new consultant data and consider enhanced pedestrian safety improvements at the intersection. In response, SP Cannon has recommended adding a new condition to the list of conditions presented in the May 15 staff report on page 39. The new condition language is proposed to be placed in Section A. Conditions Requiring Resolution before submitting Final Subdivision Plat. (see attached)

SP Cannon had a conversation with the applicant earlier in the day and they are willing to comply with this proposed condition language.

**PUBLIC WORKS:** Fisher shared that the Wastewater Master Plan was completed.

In conformance with the Transportation System Plan, the City has nearly completed a Safe Routes to Schools project at the intersection of Shirley/Cole, adjacent to Clark Park.

CP Farrens stated that it was difficult to make a turn at this intersection. PW Director Fisher explained that the stop signs will be moved to their permanent location soon, which will allow for easier turning. The Buckeroo Rodeo Association has been notified of this project to direct horse trailer traffic away from the intersection.

#### **QUESTIONS FROM PLANNING COMMISSION:**

PC Giberson asked about adding some of the signal equipment at the new Cascade Center Development, in anticipation of the need for a future signal at this location. PW Director Fisher said ODOT is open to installing conduit crossing but not open to installation of signal bases. The City is trying to avoid tearing up south side of the street in the future.

PC Deller asked PW Director Fisher if ODOT was open to reserving required right-of-way. The answer is yes, with necessary right of way, but not with installing the signal base before it is warranted.

PW Director Fisher is looking for proper right of way and the Public Utility Easement at this time so that so that signal work can be completed at a later time without effecting the property owner.

#### **APPLICANT'S PRESENTATION:**

**Mark Grenz, from Multi/Tech Engineering at 1155 13<sup>th</sup> Street SE, Salem, OR 97302**, spoke at length regarding pedestrian safety

Chris Brehmer, the applicant's traffic consultant from Kittelson Associates, made a response to ODOT. He respects the ODOT's decision, but hopes they will reconsider and allow the installation of pedestrian safety information after receiving new information from Kittelson.

#### **PUBLIC COMMENT TESTIMONY:**

**Cora Bennett, 118 Lola Street, Molalla, OR 97038.** Mrs. Bennett is legally blind and would like ODOT to consider a traffic signal in the new Cascade Center for pedestrian safety.

Chair Botsford asked for rebuttal, there was none. She closed public testimony portion of the meeting at 7:08pm.

Chair Botsford thanked the City Staff, consultant, and ODOT team for looking at the traffic signal. She shared her frustrations with ODOT, as they claim that it is 'their highway'. She feels that as Molalla taxpayers, it is our highway.

Motion was made by PC Giberson to approve Site Design for Cascade Center (File No. DRW-01-2019) with conditions. Second by PC Farrens. Motion passes 6-0.

**DISCUSSION ITEMS:**

**Food Cart Ordinance:** SP Cannon would like to visit with City Council first about proposed food cart regulations , in order to get an idea of the parameters they are considering with such regulations for Molalla. Cannon will bring information for PC consideration as early as August 7, 2019. If the community decides food cart regulations are appropriate for Molalla, Cannon’s goal is to keep the process for applying simple.

PC Deller was in favor of keeping the food cart concept simple.

PC Eaglebear agreed. He also feels that food cart courts provide a social gathering place.

PC Giberson shared his concern that the requirements for food carts should not be so simple that they create an unfair advantage at the expense of brick and mortar restaurants. He is concerned that food carts could take away from established restaurants in Molalla.

**Urban reserves for Molalla:** A private property owner is working with a consulting team to look at options for expanding urban growth boundary. When the project becomes ripe at some point in the future, PC will be actively involved in this discussion.

Chair Botsford felt it would be beneficial for a representative from the consulting team to come and talk to Planning Commission, as she felt the last presentation was very informative. SP Cannon said she would consider scheduling this at a future date, not yet determined.

PC Deller volunteered to sit on the PAC Committee of the Water Treatment Plant. GF noted this request.

The next PC meeting will be held on August 7, 2019.

**ADJOURNMENT:**

**Commissioner Giberson moved for adjournment; Commissioner Lumb seconded. Meeting adjourned at 7:36 p.m.**

\_\_\_\_\_  
Chair, Rae Lynn Botsford

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Alice Cannon, Senior Planner







## **CITY OF MOLALLA STAFF REPORT ANNEXATION REQUEST – AN01-2019**

**Date:** November 26, 2019 for the December 4, 2019 hearing

**Request:** Annex a 15.52-acre property contiguous property into the City of Molalla. Consistent with the Molalla Comprehensive Plan, the property is proposing that the property be zoned General Commercial (C-2). No new development is proposed at this time.

**Address:** SW Corner of OR-211 & OR-213

**Tax Lot(s):** 52E0701500

**Applicant:** Lyle Stratton of Stratton Innovations, LLC

**Property Owners:** Mike Graves of Crossroads Properties, LLC

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### **I. APPLICABLE STANDARDS AND CRITERIA**

#### **Oregon Revised Statute 222.127**

1. This section applies to a city whose laws require a petition proposing annexation of territory to be submitted to the electors of the city.
2. Notwithstanding a contrary provision of the city charter or a city ordinance, upon receipt of a petition proposing annexation of territory submitted by all owners of land in the territory, the legislative body of the city shall annex the territory without submitting the proposal to the electors of the city if:

- a. The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015;
  - b. The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city;
  - c. At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water; and d. The proposal conforms to all other requirements of the city's ordinances.
3. The territory to be annexed under this section includes any additional territory described in ORS 222.111 (1) that must be annexed in order to locate infrastructure and right of way access for services necessary for development of the territory described in subsection (2) of this section at a density equal to the average residential density within the annexing city.
  4. When the legislative body of the city determines that the criteria described in subsection (2) of this section apply to territory proposed for annexation, the legislative body may declare that the territory described in subsections (2) and (3) of this section is annexed to the city by an ordinance that contains a description of the territory annexed. [2016 c.51 §2]

#### **17-4.3.070 Zone Change Criteria**

Planning Commission review and recommendation, and City Council approval, of an ordinance amending the Zoning Map, Development Code, or Comprehensive Plan shall be based on all of the following criteria:

- A. If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;
- B. The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning);
- C. The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and
- D. The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance

## II. Executive Summary

### Site Description:

The subject property is located on the southwest corner of OR-211/OR-213. It is a flat, 15.52-acre parcel composed of an agricultural field, with no structures.



### Zoning:

The current Clackamas County zone is Exclusive Farm Land Use (EFU). The property is located inside Molalla's Urban Growth Boundary and designated with a General Commercial Comprehensive Plan land use designation.

### Surrounding Zoning and Land Uses:

Property to the west and south are existing agricultural uses in Clackamas County's jurisdiction. Property directly across OR-213 to the east is zoned C-2 (General Commercial) and M-2 (Heavy Industrial). Property to the north is the City's wastewater lagoon, and commercial property at the northwest corner of OR-211/213. The Molalla Market Center (Safeway shopping center) is located diagonally across OR-213 and OR-221 to the northeast.

**Proposal:**

The applicant is proposing to annex a 15.52-acre property contiguous property into the City of Molalla. Consistent with the Molalla Comprehensive Plan, the property is proposing that the property be zoned General Commercial (C-2). No new development is proposed at this time.

**Public Agency Responses:**

Staff sent notice of the project to the City's Public Works Director, Fire Marshal, the Oregon Department of Transportation, and Clackamas County. All agencies had no comments. This is primarily because the annexation does not include new development and the proposed zoning designation complies with the City's adopted Comprehensive Plan.

**Public Notice and Comments:**

Notice of the public hearing was sent to all property owners within 300 feet of the subject properties and to a group of interested parties on October 16, 2019. The notice was posted on the City's website on November 13 and published in the Molalla Pioneer on November 20, 2019. Signage containing public notice information was posted on the property on November 20, 2019. As of noon, on November 27, staff had received no public comments for this application.

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### **III. Recommendation**

Based on the application materials and findings demonstrating compliance with the applicable criteria, staff recommends that the Planning Commission approve an ordinance annexing the 15.52-acre subject property at the southwest corner of OR-211/OR-213, as described in application materials for AN01-2019 dated August 20, 2019.

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#### **Exhibits:**

Exhibit A: AN01-2019 Application Package (including application, narrative, and legal description)

Exhibit B: Findings of Fact

# Application For Land Use Action – City Of Molalla, Oregon

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Annexation Of The Following Parcel Into The City Limits, Therefore Changes The Zoning:

Property: SW Corner Of Hwy 211 & Hwy 213

Assessor's Map/Tax Lot#: 52E07 01500

Parcel#: 01088254

Current Zoning: EFU

Zoning After Annexation: C-2 (General Commercial)

Ownership: Crossroads Properties, LLC

Mike Graves

P.O. Box 656

Victor, MT 59875

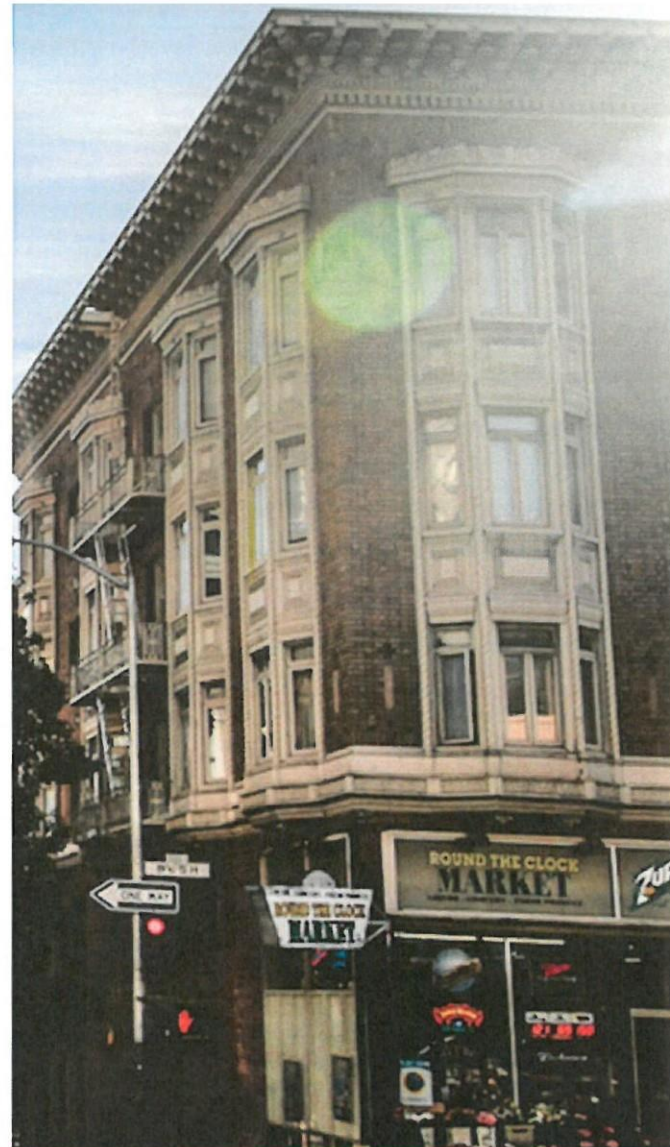
503.805.9777

**AUGUST 20, 2019**

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Applicant: Stratton Innovations, LLC

Lyle Stratton



*Stratton Innovations, LLC  
217 W Evergreen Blvd.  
Vancouver, WA 98660  
520.909.4424*

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CONTACT INFORMATION:

Ownership: Crossroads Properties, IIC  
Mike Graves  
P.O.Box 656  
Victor, MT. 59875  
503.805.9777  
[gypomike@outlook.com](mailto:gypomike@outlook.com)

Applicant: Stratton Innovations, IIC  
Iyle Stratton  
217 W Evergreen Blvd.  
Vancouver, WA. 98660  
520.909.4424  
[creatingwaysconsulting.sales@hotmail.com](mailto:creatingwaysconsulting.sales@hotmail.com)

PROPERTY INFORMATION:

location: SW Corner of Hwy 211& Hwy 213  
(Property is in Urban Growth Boundary & Abuts City limits)

legal: See attached Exhibit "A"

Tax Map/lot: 52E07 01500

Parcel#: 01088254

Property Size: Approximately 15.52 Acres (676,051SF)

Current Zoning: EFU

Annexation Zoning: C-2 (General Commercial)

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*PURPOSE:*

Application For Land Use Action. Annexation. Type IV Procedure (Legislative Review}  
See Oregon Revised Statute 222.

"The Type IV procedure applies to the creation, revision, or large-scale implementation of public policy (e.g., adoption of regulations, zone changes, annexation, and comprehensive plan amendments). Type IV reviews are considered by the Planning Commission, which makes a recommendation to City Council. City Council makes the final decision on a legislative proposal through the enactment of an ordinance." *City of Molalla Development Code Update [2017]*

*OBJECTIVE AND INTENT:*

It's the objective and intent of Ownership and the Applicant to request a Land Use Action from The City of Molalla for the subject property to be annexed into the City Limits.

The property is currently in the Urban Growth Boundary and is contiguous to the City Limits of Molalla. In the Pre-Application Conference of July 18, 2019, with the city, the Applicant was informed that upon annexation of the property into the City limits, the zoning would change from EFU (Exclusive Farm Use) to C-2 (General Commercial) as stated in the Comprehensive Plan. Ownership and Applicant are not opposed to this zoning change.

Ownership and Applicant are aware that they will have to deal with Clackamas County regarding the current farm deferral. Talks have already taken place between Applicant and the County on this situation and will not be a problem in this annexation process.

Attached, to this Application For Land Use Action (Annexation) is a check from Ownership, made out to The City of Molalla, in the amount of \$2,100.00 for the application fee quoted in the Pre-Application Conference.



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*INTENDED USE:*

Ownership just listed the property for sale with Knipe Realty-ERA /Lyle Stratton & Daniel Silvey (Commercial Brokers} with the anticipation of selling the property, subject to the successful annexation/zone change into The City of Molalla.

In that Applicant is one of the Brokers,and has been selling,leasing and developing commercial real estate for over 32 years,he anticipates the property will be purchased by a developer/builder. This property will most likely attract a developer that will be looking at doing this project in phases and almost surely will be a mixed-used development. Both Real Estate Brokers agree on this conception.

As stated in the City of Molalla Zoning Districts and Regulations,"(C-2,General Commercial} area,provide for the full range of commercial land uses within the city. The zoning district regulations are intended to promote the orderly development and improvement of walkable commercial areas;facilitate compatibility between dissimilar land uses;provide employment opportunities in proximity,and with direct connections,to housing;and to ensure efficient use of land and public facilities."

What stands out in the C-2 zoning to the Applicant/Brokers as good possibilities for this property in a mixed-use development style are the following:

**Outright Permitted Uses:**

Senior Housing,multifamily above commercial,child daycare center,commercial retail sales/services including restaurants,customer call center,hotels,medical clinic, self-service storage,veterinary clinic and offices.

**Permitted With Special Use Standards Or Conditional Use Permits:**

Multifamily dwelling,fraternal organization,emergency services,hospital,houses of worship,theaters/bowling alley/miniature golf/concert venue/arcades and similar amusement/entertainment uses,automobile/motorcycle/RV sales & rentals.

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*CITY SERVICES:*

In the Pre-Application Conference with The City of Molalla, city services were discussed extensively. Applicant and Ownership both understand that until a proposed development has been brought to the city's Public Works Department with water, sewer and stormwater capacity needs, there is no way to determine if the current facilities will accommodate the desired design, phases and the total development as envisioned. Applicant was impressed with what the City of Molalla's Public Works Department has done in recent years to minimize the strain on their city services, especially on the north side of town.

*ADDITIONAL ITEMS:*

Ownership and Applicant both understand that with annexation/zone change will require that all development will need to be built to The City Of Molalla's building codes and infrastructure standards.

It's also recognized that any development will be required to submit all site plans, building plans, traffic study and ingress/egress plans to Oregon Department of Transportation (ODOT), for approval.

It's also recognized that the City of Molalla could require a wetland determination if they find it necessary, before site plan can be approved. In Applicants research, he found no part of the property was affected by wetlands.

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FINANCIAL IMPACT ON THE CITY OF MOLALLA:

We can all agree that commercial land development is essential for a community's success. While development can change the face of the landscape, it is imperative for the prosperity of your town. It will generate more jobs, bring desired curb appeal, unite community members, and maintain or increase home values. Commercial development brings economic stability with more than new jobs, it brings increased tax rolls to the city and brings dollars into your community from people outside your area. It also stimulates growth in retail, real estate, equipment, manufacturing, schools, and tourism, to name a few.

*CONCLUSION:*

Ownership of this property is known as Crossroads Properties, LLC. It's family owned by several members of your city/county. Their family has been in this area for several generations and only want the best for The City of Molalla.

It was a very tough decision for them to decide to sell this property that was owned by their parents.

They feel that this property is one of the last parcels with excellent potential to develop commercially within The Urban Growth Boundary. It will bring jobs, opportunities, growth and money to the community they so intently care about.

Allowing this annexation is what's best for The City of Molalla and surrounding areas. We are all excited what this annexation can do for this great area of Oregon.

Thank you for your consideration.

Respectfully,

Lyle Stratton- Stratton Innovations, LLC & Graves Family- Crossroads Properties, LLC

OREGON'S TRANSPORTATION PLANNING RULE: (addition to application)

The Applicant, The City of Molalla's Planning Director, The City of Molalla's City Attorney and ODOT Region 1 Staff are all in agreement that this annexation/zone change request complies with the Oregon's Transportation Planning Rule OAR 660-012-0060 {9) criteria is met. Kittleson and Associates (traffic engineers) who prepared the City of Molalla's recently adopted TSP confirmed that the comprehensive plan designation was assumed for the subject property. Therefore, the Application does meet said criteria.

Applicable Section of OAR 6660-012-0600 {9):

{1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section {3), {21 or {10) of this rule.

9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

- (a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map:
- (b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and
- (c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020 (1)(d), or the area was exempted from this rule but the local government has a subsequently TSP amendment that accounted for urbanization of the area.

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*ZONE CHANGE CRITERIA: (addition to application)*

17-4.6.030 Criteria

Planning Commission review and recommendation, and City Council approval, of an ordinance amending the Zoning Map, Development Code, or Comprehensive plan shall be based on all of the following criteria:

- A. If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules:

*This application does not involve an amendment to the Comprehensive Plan. The zone change requested is what the Comprehensive Plan states.*

- B. The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning)

*Again, this proposal is consistent with the Comprehensive Plan.*

- C. The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and...

*The City Council will find it's in the public's interest with regard to community conditions in a public hearing.*

- D. The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance (Ord. 2017.081)

*See page 7 of this application. Said annexation/zone change does conform to 17-4.6.050 Transportation Planning Rule and meets the criteria of said rule.*

**8** Fidelity National Title

**CJ**

Data Resource Center/Metro

52E07 01500

HWY 211

MAIN ST

HWY 213

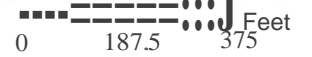
S CROMPTONS LN

S KYLLOWAY



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**52E07 01500**  
Property of Interest  
Taxlots



Map prepared 5/16/2019  
by: Fidelity National Title  
503.227.5478 - csrequest@fnf.com  
Data Source: Metro RUS, ESRI  
*This information is reliable, but it is not guaranteed. It is not a survey.*

## Exhibit A.

**15.52 acres located in Molalla, Clackamas County, Oregon.  
Clackamas County Assessor's Account No: 01088254  
52E07 91500**

Part of the Benjamin B. Jackson Donation Land Claim No. 41, in the South one-half of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the intersection of the centerline of Oregon State Highway No. 213, and the Southerly right of way of the Willamette Valley Southern Railroad, said point of beginning bears South 80° 51' 35" East, 2753.5 feet and South 20° 33' 05" West, 1892.34 feet from the Northwest corner of the said Benjamin B. Jackson Donation Land Claim; thence Westerly following the Southerly boundary of said railroad right of way along the arc of a 11,429.00 foot radius curve, a distance of 484.01 feet to an iron rod set at the point of tangency from which the radius point of said curve bears South 8° 16' 00" East, 11,429.00 feet; thence continuing along said railroad right of way South 81° 44' West, 440.0 feet, more or less, to an iron rod; thence North 1° 50' 51" East, along the Easterly boundary of that certain tract conveyed to Theodore L. Imel, et ux, by Warranty Deed recorded April 16, 1971, as Recorder's Fee No. 71-7873, Clackamas County Records, 920.31 feet to the Northwest corner of that tract described in a contract to Craig S. Kylo, et ux, recorded November 3, 1972, as Recorder's Fee No. 72-33662, Clackamas County Records, and the true point of beginning; thence North 15° 51' 05" East along the Easterly line of said Imel Tract, 866.17 feet, more or less, to the centerline of State Highway No. 211, (Market Road No. 32); thence Northeasterly along said centerline to the intersection with the centerline of State Highway No. 213 (Market Road No. 5); thence Southerly along the centerline of State Highway No. 213 to an iron rod to the Northeast corner of the Imel Tract; thence South 85° 15' 50" West, 888.19 feet to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Molalla for road right of way, by Warranty Deed recorded March 22, 2005, Recorder's Fee No. 2005-24949.



# Fidelity National Title



Prepared By

Date : 5/16/2019

900 SW 5th Ave, Mezzanine Level Portland, Oregon 97204

Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

## OWNERSHIP INFORMATION

Owner : Crossroads Properties LLC  
 Co Owner  
 Site Address : \*no Site Address\*  
 MailAddress : PO Box 656 Victor Mt 59875  
 Taxpayer : Crossroads Properties LLC

Ref ParcelNumber : 52E07 01500  
 ParcelNumber : 01088254  
 T: 05S R: 02E S: 07 Q: QQ:  
 County : Clackamas (OR)  
 Telephone

## TRANSFER HISTORY

Owner(s)	Date	Doc#	Price	Deed	Loan	Type
:Crossroads Properties LLC	:11/21/2012	012-076765		:Warranty		
:Graves Doris L	:11/21/2012	012-076764		:Warranty		
:Graves Russell E Oregon Q Trust	:04/01/2010	010-019636		:Warranty		
:City of Molalla	:03/22/2005	005-024949		:Warranty		
:Graves Doris L Trust	:11/21/2001	001-098025		:Warranty		
:Graves Doris L	:11/21/2001	001-098024		:Warranty		

## PROPERTY DESCRIPTION

Map Page & Grid  
 Census Tract : 238.00 Block: 5  
 Improvement Type  
 Subdivision/Plat  
 Neighborhood Code : Molalla RuralNorth AllOther  
 Land Use : 550 Vacant, Farm Land, Zoned  
 Legal : SECTION 07 TOWNSHIP 5S RANGE 2E TAX  
 : LOT01500

## ASSESSMENT AND TAX INFORMATION

Mkt Land : \$220,701  
 Mkt Structure  
 MktTotal : \$220,701  
 %Improved  
 18-19 Taxes : \$100.40  
 Exempt Amount  
 Exempt Type  
 Levy Code : 035013  
 Millage Rate : 11.7869  
 M50AssdValue : \$8,518

## PROPERTY CHARACTERISTICS

Bedrooms	Building SF	BldgTotSqFt
Bathrooms	1st Floor SF	Lot Acres : 15.52
Full Baths	Upper Finished SF	Lot SqFt : 676,051
Half Baths	Finished SF	Garage SF
Fireplace	Above Ground SF	Year Built
Heat Type	Upper Total SF	SchoolDist : 035
Floor Cover	UnFinUpperStorySF	Foundation
Stories	Basement Fin SF	Roof Type
Int Finish	Basement Unfin SF	Roof Shape
Ext Finsh	Basement Total SF	

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Clackamas County Official Records  
Sherry Hall, County Clerk

2012-076765



SS<sup>3.00</sup>

11/21/2012 10:32:44 AM

D-0 Cnt=1 Stnz8 DIANNAW  
\$20.00\$10.00\$16.00\$17.00

MAIL TAX STATEMENT TO:

CrossRoads Properties LLC  
Michael R. Graves, Manager  
PO Box 289  
Molalla, OR 97038

AFTER RECORDING, RETURN TO:

Robert J. Saalfeld, Atty  
PO Box 470  
Salem, OR 97308

WARRANTY DEED

*Doris L. Graves and Doris L. Graves and Michael R. Graves, Co-Trustees of the Russell E. Graves Oregon QTIP Trust, Grantors, convey to CrossRoads Properties LLC, an Oregon Limited Liability Company, Grantee, the following described realproperty situated in the County of Clackamas, State of Oregon:*

See Exhibit A. attached hereto and made a part hereof.

Grantor covenants that Grantor is seized of an indefeasible estate in the realproperty described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true and actual consideration stated in terms of dollars is NONE. Other property or value is the whole consideration.

The following is the notice as required by Oregon law: "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY

WARRANTY DEED -IIC (15.52 ACRES- MOIALLA - "BURROUGHS")  
H:\DOCS\22500-22999\22830\WARRANTY DEED-SURROUGHS (15.52 ACRES-MOLALLAILLC.DOC (RIS:kkdl

40  
63

OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

WITNESS Grantor's hand this tff-h day of J1tttJ Lie, 2012.

Doris I. Graves  
Doris I. Graves

Doris I. Graves  
Doris I. Graves, Co-Trustee of the Russell E. Graves Oregon QTIP Trust,

Michael R. Graves  
Michael R. Graves, Co-Trustee of the Russell E. Graves Oregon QTIP Trust

State of Oregon )

County of Molalla ) ss.

On this q.fh day of v81&b, 2012, personally appeared and acknowledged the foregoing instrument to be Doris L. Graves' voluntary act and deed.

Before me:



Robert J Saalfeld  
Notary Public for Oregon  
My Commission Expires: tJh tfl" 2013

State of Oregon

County **off!id** ss.

On this **gffi** day of **"11.-!1/R v-**, 2012, personally appeared and acknowledged the foregoing instrument to be *Doris L. Craves, Co-Trustee of the Russell E. Graves Oregon QTIP Trust* voluntary act and deed.

Before me:

OFFICIAL SEAL ROBERT J SAALFELO NOTARY PUBLIC - OREGON COMMISSION NO. 437791 MY COMMISSION EXPIRES JUN. 1, 2013

*Robert J Saalfelo*  
Notary Public for Oregon  
My Commission Expires: **Oh--t)l-2tJ13**

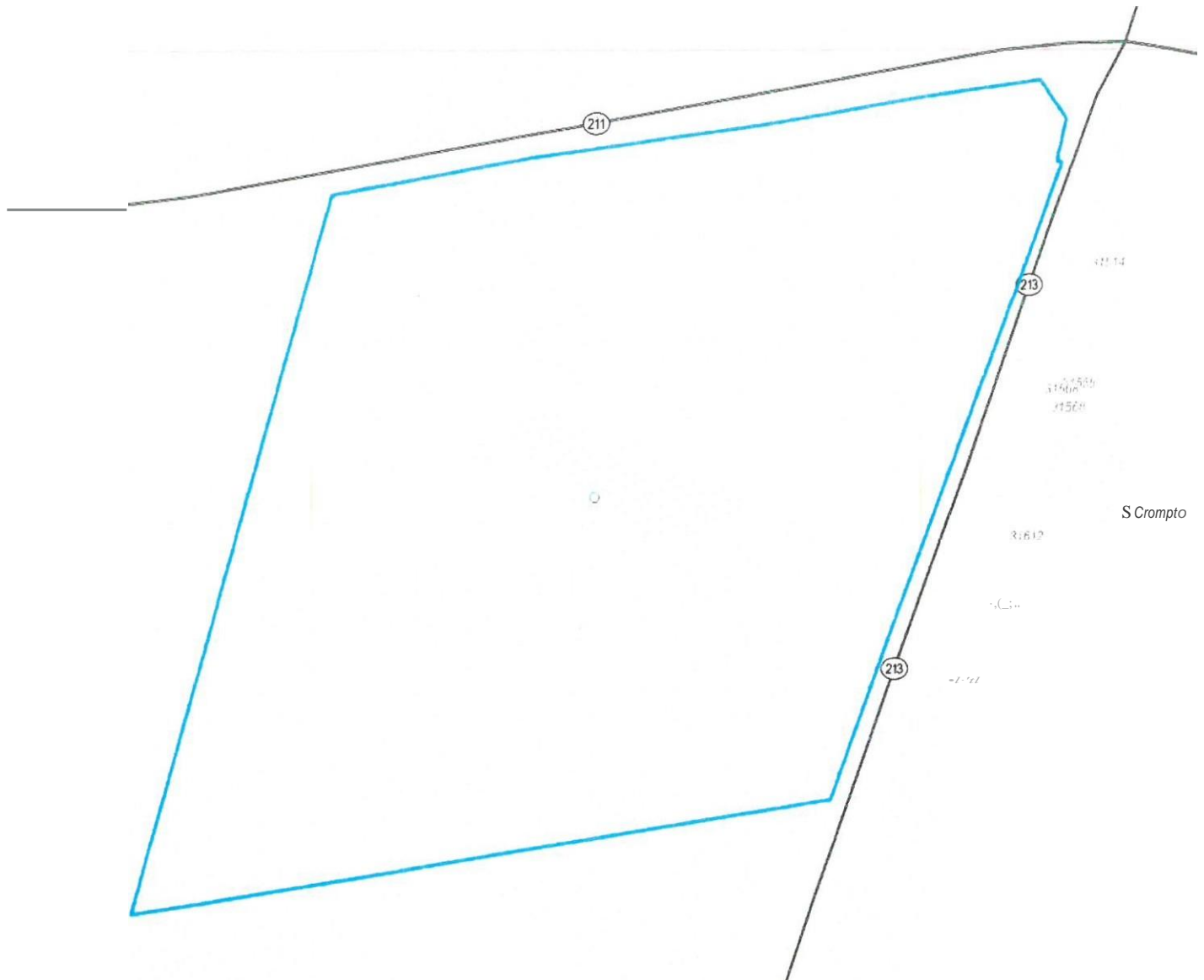
State of Oregon )  
County of **[;..lf).r.;.Jt:/1/114 \$** ) ss.

On this **g-fh** day of **'J1.4utfm...i::>Kc**, 2012, personally appeared and acknowledged the foregoing instrument to be *Michael R. Graves, Co-Trustee of the Russell E. Graves Oregon QTIP Trust* voluntary act and deed.

Before me:

OFFICIAL SEAL ROBERT J SAALFELO NOTARY PUBLIC - OREGON COMMISSION NO. 437791 MY COMMISSION EXPIRES JUN. 1, 2013

*Robert J Saalfelo*  
Notary Public for Oregon  
My Commission Expires: **D-61-201.3**



Objectid: 35610  
 Primary Address: No Situs  
 Jurisdiction: Clackamas County (<http://www.clackamas.us/>)  
 Map Number: 52E07  
 Taxlot Number: 52E07 01500  
 ParcelNumber: 01088254  
 Document Number: 2012-076765  
 Census Tract: 023800

## Assessment

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Estimated Acres: 16.04  
 Current Year Assessed Value: \$8,518.00  
 Market Building Value: \$0.00  
 Market Land Value: \$220,701.00  
 Market Total Value: \$220,701.00

Sale Price: \$0.00  
Doc Date: 11/09/2012  
Doc Type: S  
Taxcode: 035013

## Schools

---

### Elementary School

Rural Dell Elementary (<http://ruraldell.molallariv.k12.or.us/>)  
Molalla River  
10500 S Hwy 211, Molalla, 97038  
503-651-2128

### Middle School

Molalla River Middle (<http://mrms.molallariv.k12.or.us/>)  
Molalla River  
318 Leroy Ave, Molalla, 97038  
503-829-6133

### High School

Molalla High (<http://mhs.molallariv.k12.or.us/>)  
Molalla  
357 Frances St. Molalla, 97038  
503-829-6382

## Public Safety

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### Nearest Fire Station

Molalla Station #82  
320 N Molalla Ave, Molalla 97038  
Molalla RFPD #73

### Nearest Police Station

Clackamas County Sheriff

## Zoning & Development

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Designation: EFU  
Urban Growth Boundary: MOLALLA UGB

## Voting

---

Voting Precinct: 351

State House District: 18  
State Senate District: 9  
Congressional District: 5

## Utilities & Districts

---

### Cable Provider

Wave Broadband (Molalla)

### Community Planning Organization

Molalla

### Sanitary Hauler

Molalla Sanitary (<https://clackamas.us/recycling/garbage/company.html>)  
Distant Rural Fee Zone

### School District

Molalla River (<http://www.molallariv.k12.or.us>)

## Environmental & Hazards

---

### Flood

Likely not in a flood zone.

### Wildfire

You may be at low to moderate risk.

### Earthquake Hazard

You may be at a lower risk.

### Soils

1A- Aloha Silt Loam, 0 To 3 Percent Slopes  
3 - Amity Silt Loam  
1A- Aloha Silt Loam, 0 To 3 Percent Slopes  
29 - Dayton Silt Loam

### Approximate Elevation

336.00 ft

### North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

#### River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

#### Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

## Parks

---

### Nearby

Billy Sheets Field and BMX Track (<http://www.cityofmolalla.com/parksrec/page/billy-sheets-field-bmx-track>)

920 Toliver Rd. Molalla

0.69 miles

Molalla Skate Park (<http://www.cityofmolalla.com/parksrec/page/molalla-skate-park>)

215 Kennel Ave, Molalla

1.48 miles

Odd Fellows Park (<http://www.cityofmolalla.com/parksrec/page/odd-fellows-park>)

106 S Molalla Ave, Molalla

1.53 miles

Rotary Park

510 W Main St. Molalla

1.27 miles

Sally Fox Memorial Park (<http://www.cityofmolalla.com/parksrec/page/sally-fox-park>)

425 S Molalla Ave. Molalla

1.54 miles

## Documents

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### Assessor Documents

Taxmap - 5S2E07 ([http://cmap.clackamas.us/taxmap/03\\_5s2e07.pdf](http://cmap.clackamas.us/taxmap/03_5s2e07.pdf))

### District Maps

Voting Precinct (<https://dochub.clackamas.us/documents/drupal/c3421f6f-0684-4abf-91e4-28e19cc4ecc8>)

State House District (<https://dochub.clackamas.us/documents/drupal/c73f10f1-225a-4856-b5d4-d6347e0d41cc>)

## Disclaimer & Liability

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The information and maps accessed through this web site provide a visual display for your convenience using data from Clackamas County's Geographic Information System. Every reasonable effort has been made to assure the accuracy of the maps and associated data from several sources. Clackamas County makes no warranty,

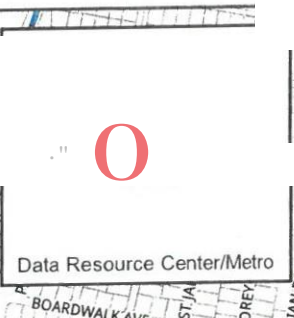
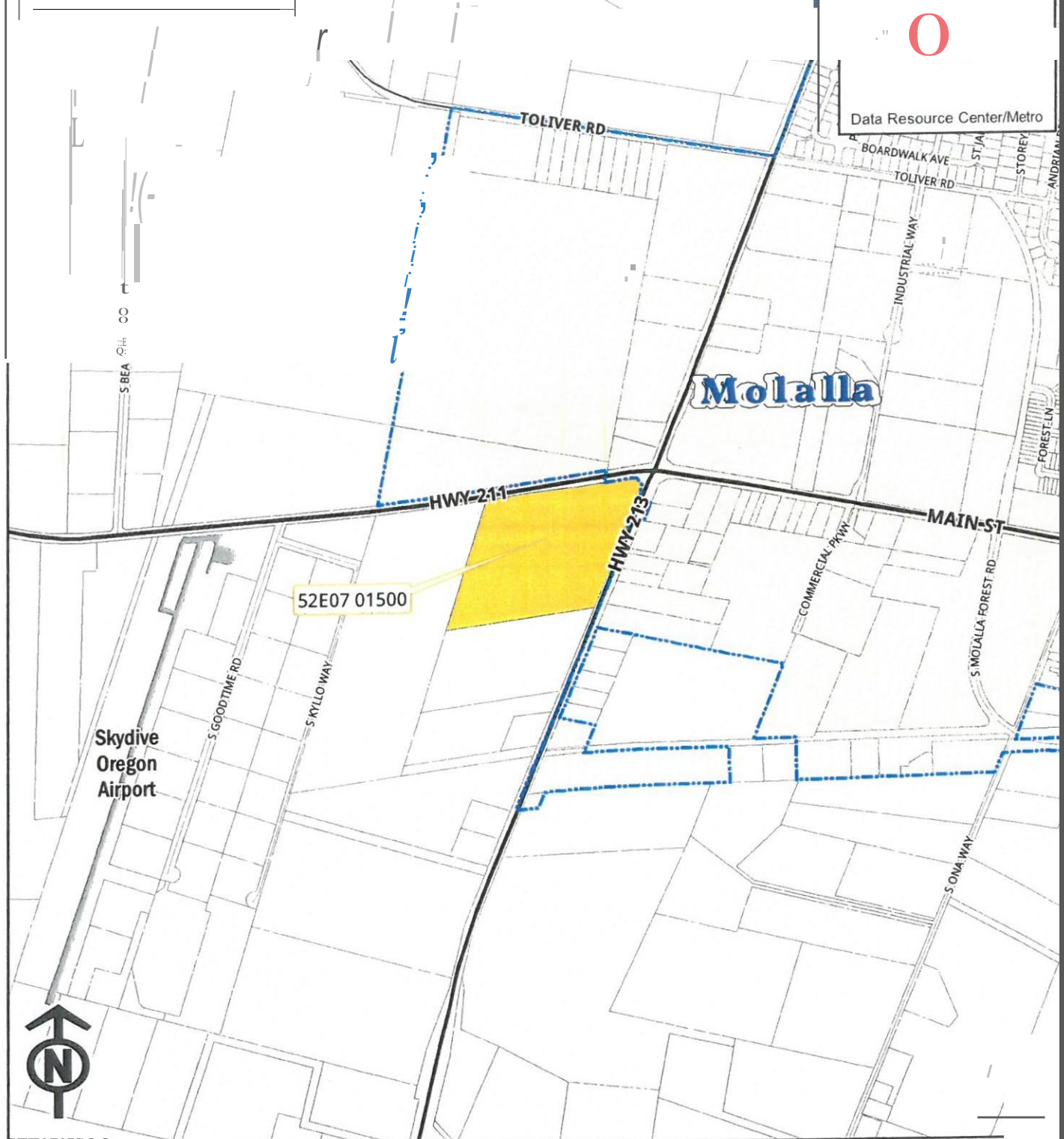
representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Clackamas County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Clackamas County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Clackamas County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder. Users are strongly advised to verify from authoritative sources any information displayed in this application before making decisions.

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# 8. Fidelity National Title



Data Resource Center/Metro

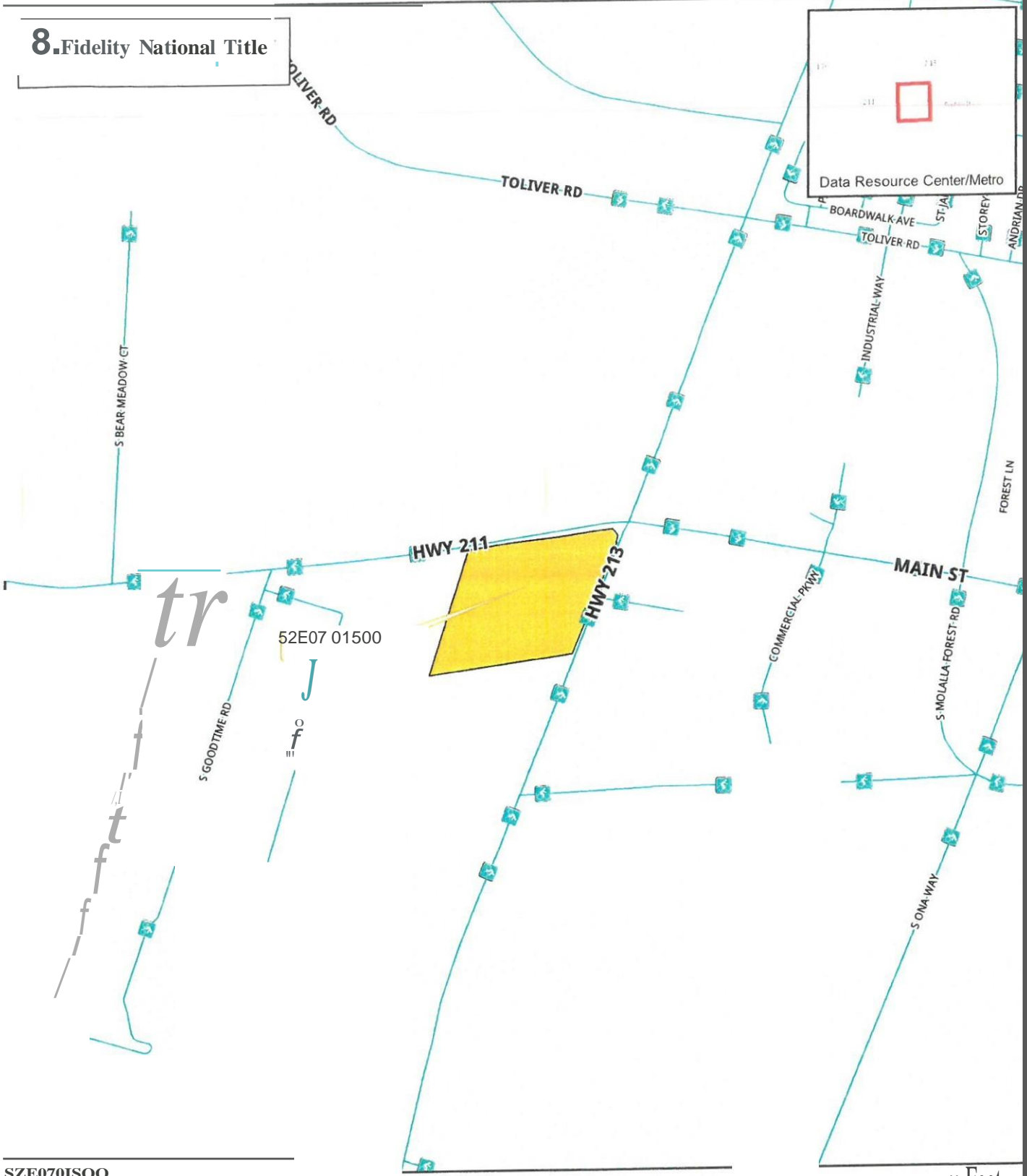
52E0701500

- C:::J Property of Interest
- Inc City
- Molalla
- City limits
- Parts and/or Natural Areas
- Home Owners Association
- Airport

---c:::===::: Feet  
 0 500 1,000

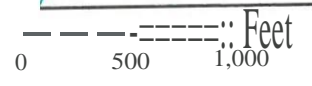
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 by: Fidelity National Title  
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 Data Source: Metro RUS, ESRI  
 This information is reliable, but it is not guaranteed. This map is not a survey.

# 8. Fidelity National Title



SZE070ISOO

- .....] Property of Interest
- (1)- Bike Route
- .....] Airport



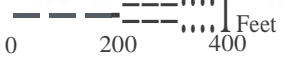
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# Fidelity National Title



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

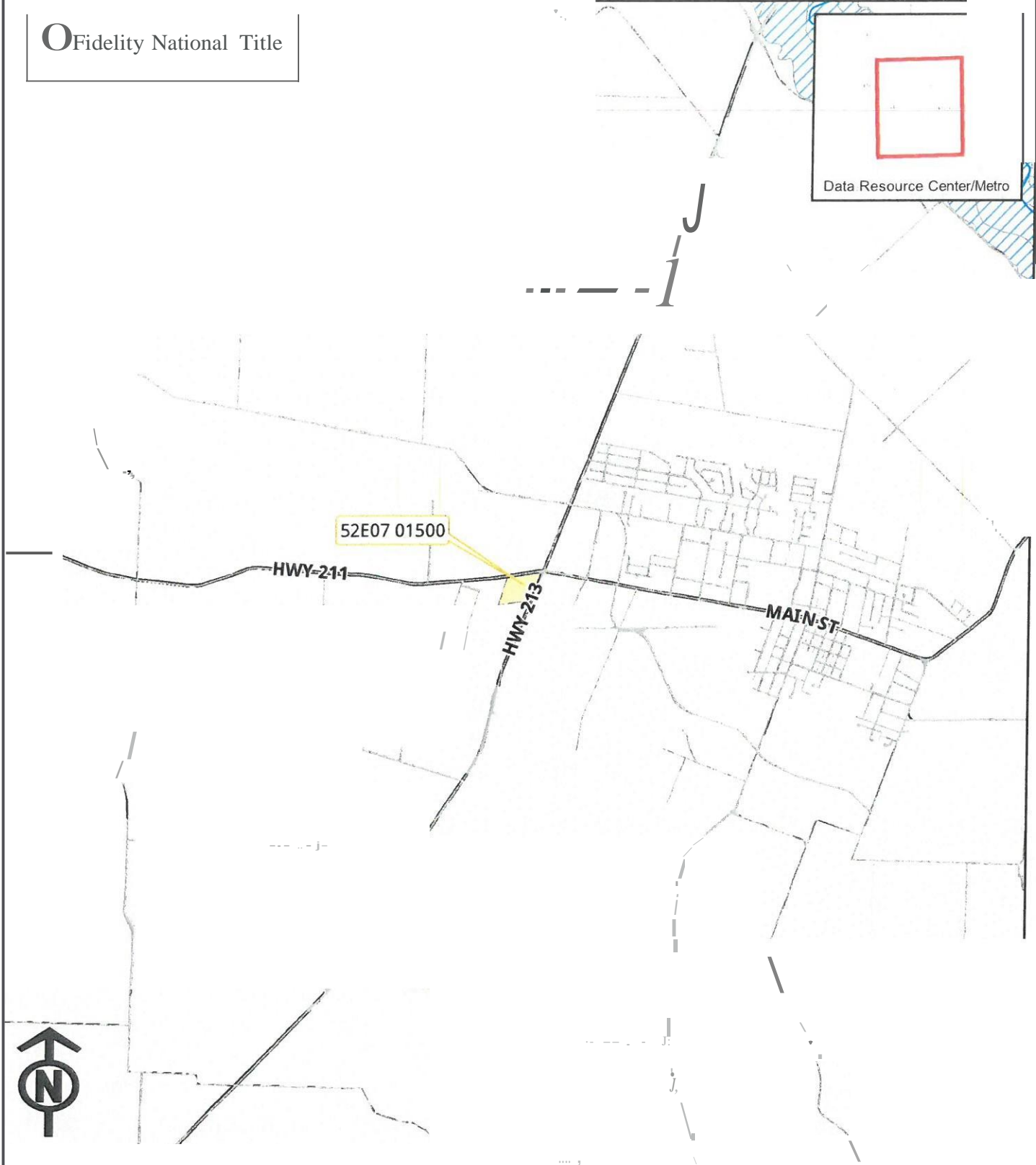
- Property of Interest
- 100' Contour
- 10' Contour
- River
- Wetland
- Aoodp



Map prepared 5/16/2019  
 by: Fidelity National Title  
 503.227.5478  
 csrequest@fnf.com Data  
 Source: Metro RUS, ESRI This  
 Information Is reliable, but It Is  
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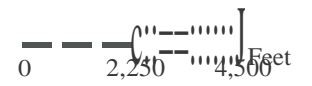
Fidelity National Title

Data Resource Center/Metro



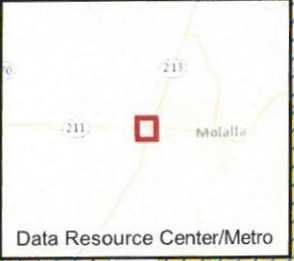
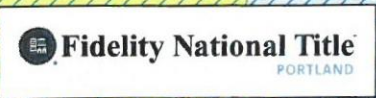
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Property of Interest  
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 csrequest@fnf.com Data  
 Source: Metro RUS, ESRI Tills  
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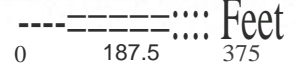
Data Resource Center/Metro



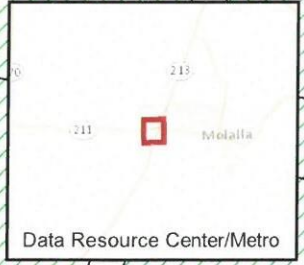
**52E07 01500**

- Property of Interest  
As defined by Metro: This layer represents land appearing unimproved on aerial photography. Thirty reflects the status of vacant land on the date the photos were flown. No conclusions regarding capability or availability for development should be made.
- Vacant Area
- Building Footprint
- Land use**
- Land Use by Tulot
- Agrkukural
- Commercial

- Forest
- Industrial
- Rural
- Single family
- Vacant
- Unknown



Map prepared 5/17/2019  
 by: Fidelity National Title  
 503.227.5478 – csrequest@inf.com  
 Data Source: Metro RUS, ESRI  
 7/11/11 Information is reliable, but it is  
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City of Molalla

52E07 01500

HWY 211

MAIN ST

HWY 213

S CROMPTONS LN

S KYLLO WAY



52E0701500

Property of Interest  
City Limits  
Inc. City

0 - 200 - 400 Feet

Map prepared 5/16/2019  
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Data Source: Metro RUS, ESRI  
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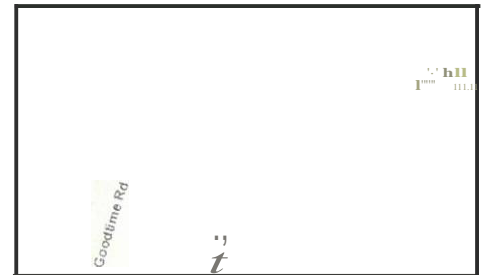
52E07 01500  
 12642-12714 S OR-211, Molalla, Oregon, 97038  
 Rings: 1, 3, 5 mile radii

Prepared by Esri



**Average Daily Traffic Volume**  
**Up to 6,000 vehicles per day**

- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



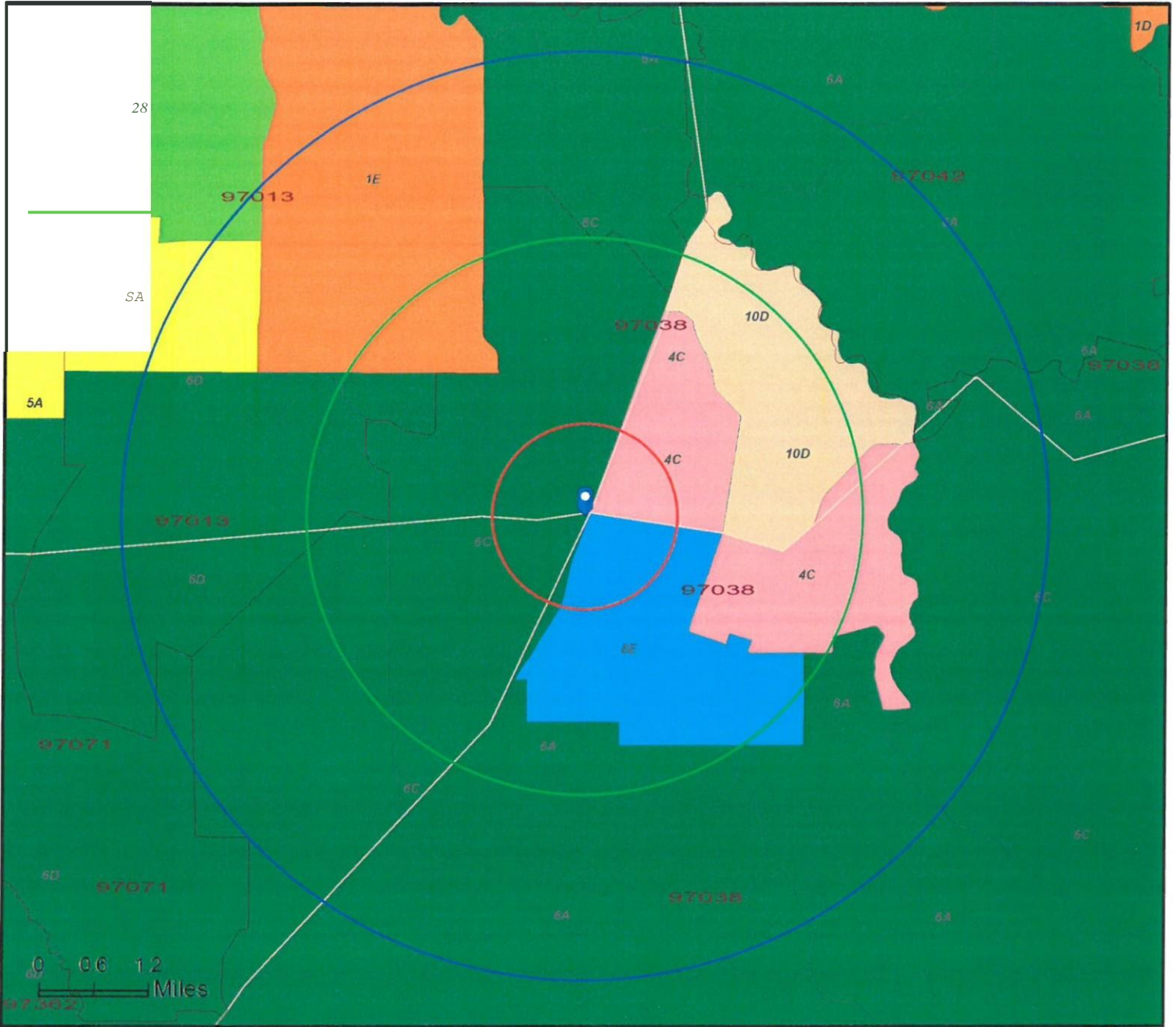


# Dominant Tapestry Map

52E07 01500  
12642-12714 S OR-211, Molalla, Oregon, 97038  
Rings: 1, 3, 5 mile radii

Prepared by Esri

Longitude: -122.60797



### Tapestry LifeMode

- LI: Affluent Estates
- L2: Upsule Avenues
- L3: Ullown Individuals
- L4: Family IAndscapes
- L5: Genxurban
- L6: COzy Country
- L7: Ethnlc Enclves
- I8: Middle Ground
- L9: SeNor Sty ...
- L10: Rustle Outposts
- L11: Midtown S.09les
- L12: ometown
- L13: Ne:t wave
- L14: ScholarS and Poltrlots



Source: Esri

**Tapestry Segmentation**

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment IA (Top Tier)                   | Segment SC (Bright Young Professionals) |
| Segment IB (Professional Pride)         | Segment SD (Downtown Melting Pot)       |
| Segment IC (Boomburbs)                  | Segment SE (Front Porches)              |
| Segment ID (Savvy Suburbanites)         | Segment SF (Old and Newcomers)          |
| Segment IE (Exurbanites)                | Segment SG (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment IOA (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment IOB (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment IOC (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment IOD (Down the Road)             |
| Segment SA (Comfortable Empty Nesters)  | Segment IOE (Rural Bypasses)            |
| Segment SB (In Style)                   | Segment IIA (City Strivers)             |
| Segment SC (Parks and Rec)              | Segment IIB (Young and Restless)        |
| Segment SD (Rustbelt Traditions)        | Segment IIC (Metro Fusion)              |
| Segment SE (Midlife Constants)          | Segment IID (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment IIE (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment SA (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment SB (Emerald City)               | Segment 15 (Unclassified)               |



# Market Profile

52E07 01500  
 12642-12714 S OR-211, Molalla, Oregon, 97038  
 Rings: 1, 3, 5 mile radii

Prepared by Esri

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,315	8,152	13,092
2010 Total Population	2,088	10,730	15,456
2018 Total Population	2,278	11,977	16,935
2018 Group Quarters	19	57	59
2023 Total Population	2,456	12,856	18,016
2018-2023 Annual Rate	1.52%	1.43%	1.25%
2018 Total Daytime Population	2,471	10,407	13,464
Workers	1,261	4,043	4,663
Residents	1,210	6,364	8,801
<b>Household Summary</b>			
2000 Households	462	2,821	4,535
2000 Average Household Size	2.80	2.85	2.86
2010 Households	738	3,803	5,508
2010 Average Household Size	2.80	2.81	2.80
2018 Households	806	4,221	5,999
2018 Average Household Size	2.80	2.82	2.81
2023 Households	869	4,524	6,368
2023 Average Household Size	2.80	2.83	2.82
2018-2023 Annual Rate	1.52%	1.40%	1.20%
2010 Families	548	2,772	4,091
2010 Average Family Size	3.22	3.25	3.21
2018 Families	593	3,043	4,405
2018 Average Family Size	3.22	3.27	3.23
2023 Families	637	3,246	4,654
2023 Average Family Size	3.22	3.28	3.23
2018-2023 Annual Rate	1.44%	1.30%	1.11%
<b>Housing Unit Summary</b>			
2000 Housing Units	491	2,935	4,796
Owner Occupied Housing Units	68.8%	69.2%	71.1%
Renter Occupied Housing Units	25.3%	27.0%	23.4%
Vacant Housing Units	5.9%	3.9%	5.5%
2010 Housing Units	794	4,024	5,843
Owner Occupied Housing Units	64.7%	65.0%	68.7%
Renter Occupied Housing Units	28.2%	29.5%	25.5%
Vacant Housing Units	7.1%	5.5%	5.7%
2018 Housing Units	865	4,466	6,366
Owner Occupied Housing Units	65.9%	65.7%	69.2%
Renter Occupied Housing Units	27.2%	28.8%	25.0%
Vacant Housing Units	6.8%	5.5%	5.8%
2023 Housing Units	930	4,777	6,748
Owner Occupied Housing Units	68.0%	67.8%	70.9%
Renter Occupied Housing Units	25.5%	26.9%	23.5%
Vacant Housing Units	6.6%	5.3%	5.6%
<b>Median Household Income</b>			
2018	\$60,903	\$57,638	\$60,895
2023	\$70,057	\$66,421	\$69,705
<b>Median Home Value</b>			
2018	\$251,293	\$272,496	\$305,506
2023	\$324,118	\$345,598	\$384,564
<b>Per Capita Income</b>			
2018	\$26,718	\$25,142	\$26,628
2023	\$31,262	\$29,416	\$30,810
<b>Median Age</b>			
2010	31.8	33.2	36.0
2018	33.5	35.0	37.6
2023	33.6	35.4	38.4

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



# Market Profile

52E07 01500  
 12642-12714 S OR-211, Molalla, Oregon, 97038  
 Rings: 1, 3, 5 mile radii

Prepared by Esri

	1 mile	3 miles	5 miles
<b>2018 Households by Income</b>			
Household Income Base	806	4,221	5,999
<\$15,000	7.3%	6.9%	6.4%
\$15,000 - \$24,999	5.8%	8.5%	8.1%
\$25,000 - \$34,999	10.5%	13.2%	11.7%
\$35,000 - \$49,999	15.5%	13.5%	12.9%
\$50,000 - \$74,999	20.2%	19.6%	20.5%
\$75,000 - \$99,999	15.9%	15.9%	16.1%
\$100,000- \$149,999	16.5%	16.1%	16.6%
\$150,000- \$199,999	4.6%	3.4%	4.7%
\$200,000+	3.7%	2.7%	3.1%
Average Household Income	\$76,499	\$71,068	\$75,172
<b>2023 Households by Income</b>			
Household Income Base	869	4,524	6,368
<\$15,000	5.8%	5.4%	5.0%
\$15,000- \$24,999	4.9%	7.2%	6.9%
\$25,000 - \$34,999	9.3%	11.5%	10.2%
\$35,000 - \$49,999	13.8%	12.2%	11.5%
\$50,000 - \$74,999	19.0%	18.6%	19.4%
\$75,000 - \$99,999	16.3%	16.8%	17.0%
\$100,000- \$149,999	19.8%	20.0%	20.2%
\$150,000- \$199,999	5.8%	4.4%	5.7%
\$200,000+	5.4%	3.9%	4.2%
Average Household Income	\$89,942	\$83,366	\$87,221
<b>2018 Owner Occupied Housing Units by Value</b>			
Total	570	2,936	4,407
<\$50,000	5.3%	4.2%	3.5%
\$50,000 - \$99,999	0.7%	0.5%	0.6%
\$100,000 - \$149,999	4.6%	4.8%	3.6%
\$150,000- \$199,999	13.7%	10.8%	8.0%
\$200,000 - \$249,999	25.3%	20.8%	16.2%
\$250,000 - \$299,999	20.4%	19.7%	16.9%
\$300,000- \$399,999	16.5%	20.3%	20.4%
\$400,000 - \$499,999	4.9%	6.9%	11.8%
\$500,000 - \$749,999	5.3%	8.1%	12.9%
\$750,000 - \$999,999	2.3%	1.9%	3.0%
\$1,000,000- \$1,499,999	1.2%	1.9%	2.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%	0.6%
Average Home Value	\$292,325	\$320,741	\$378,857
<b>2023 Owner Occupied Housing Units by Value</b>			
Total	632	3,238	4,783
<\$50,000	4.1%	3.1%	2.4%
\$50,000 - \$99,999	0.3%	0.2%	0.3%
\$100,000 - \$149,999	1.7%	1.9%	1.4%
\$150,000 - \$199,999	5.4%	4.1%	3.0%
\$200,000 - \$249,999	13.6%	11.0%	8.3%
\$250,000 - \$299,999	18.4%	16.8%	13.6%
\$300,000- \$399,999	26.9%	28.4%	24.9%
\$400,000- \$499,999	9.0%	11.8%	16.0%
\$500,000- \$749,999	11.2%	15.3%	20.5%
\$750,000- \$999,999	7.8%	5.2%	6.0%
\$1,000,000 - \$1,499,999	1.6%	2.3%	2.8%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%	0.9%
Average Home Value	\$386,511	\$403,491	\$458,903

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, Social Security payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

52E07 01500  
 12642-12714 S OR-211, Molalla, Oregon, 97038  
 Rings: 1, 3, 5 mile radii

Prepared by Esri

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>2010 Population by Age</b>			
Total	2,086	10,732	15,456
0 - 4	9.4%	8.7%	7.5%
5-9	8.3%	7.9%	7.3%
10 - 14	7.9%	7.5%	7.4%
15- 24	13.2%	13.3%	13.0%
25-34	16.7%	15.4%	13.4%
35-44	14.0%	13.8%	13.4%
45-54	11.4%	12.4%	14.1%
55-64	9.0%	10.0%	11.9%
65-74	5.5%	5.9%	6.9%
75-84	3.3%	3.5%	3.6%
85 +	1.4%	1.6%	1.5%
18 +	69.8%	71.3%	73.1%
<b>2018 Population by Age</b>			
Total	2,280	11,978	16,934
0-4	8.7%	8.1%	7.0%
5-9	8.7%	7.8%	7.0%
10- 14	8.0%	7.3%	6.9%
15-24	12.4%	12.3%	11.8%
25-34	14.3%	14.5%	13.5%
35-44	15.3%	14.5%	13.6%
45-54	11.7%	11.7%	12.3%
55- 64	9.4%	11.0%	13.0%
65-74	6.7%	7.5%	9.1%
75-84	3.2%	3.5%	4.0%
85 +	1.5%	1.8%	1.7%
18 +	70.4%	72.9%	75.3%
<b>2023 Population by Age</b>			
Total	2,455	12,857	18,017
0-4	8.5%	8.0%	7.0%
5 - 9	8.6%	7.7%	6.9%
10- 14	8.7%	7.7%	7.1%
15-24	12.3%	11.8%	11.0%
25- 34	14.0%	14.2%	13.2%
35-44	14.9%	14.7%	14.1%
45- 54	12.1%	11.6%	11.8%
55 - 64	9.0%	10.3%	12.1%
65 - 74	6.9%	8.1%	10.1%
75 - 84	3.7%	4.2%	5.1%
85 +	1.4%	1.8%	1.8%
18 +	69.7%	72.4%	75.1%
<b>2010 Population by Sex</b>			
Males	1,035	5,349	7,766
Females	1,053	5,381	7,690
<b>2018 Population by Sex</b>			
Males	1,144	6,025	8,565
Females	1,134	5,952	8,369
<b>2023 Population by Sex</b>			
Males	1,243	6,504	9,159
Females	1,213	6,352	8,857

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



52E07 01500  
 12642-12714 S OR-211, Molalla, Oregon, 97038  
 Rings: 1, 3, 5 mile radii

Prepared by Esri

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>2010 Population by Race/Ethnicity</b>			
Total	2,088	10,731	15,456
White Alone	87.8%	87.5%	89.2%
Black Alone	0.5%	0.5%	0.4%
American Indian Alone	1.0%	1.0%	1.0%
Asian Alone	0.9%	0.8%	0.8%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	6.7%	7.2%	5.8%
Two or More Races	2.9%	2.7%	2.5%
Hispanic Origin	13.8%	13.4%	11.0%
Diversity Index	41.2	41.2	36.0
<b>2018 Population by Race/Ethnicity</b>			
Total	2,280	11,976	16,936
White Alone	85.8%	85.3%	87.2%
Black Alone	0.7%	0.7%	0.6%
American Indian Alone	1.0%	1.0%	1.0%
Asian Alone	1.1%	1.0%	1.0%
Pacific Islander Alone	0.4%	0.3%	0.2%
Some Other Race Alone	7.6%	8.4%	6.9%
Two or More Races	3.5%	3.4%	3.1%
Hispanic Origin	15.8%	15.5%	12.9%
Diversity Index	45.8	46.3	41.1
<b>2023 Population by Race/Ethnicity</b>			
Total	2,457	12,856	18,016
White Alone	84.0%	83.4%	85.5%
Black Alone	0.8%	0.8%	0.7%
American Indian Alone	1.0%	1.0%	1.0%
Asian Alone	1.3%	1.2%	1.2%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	8.5%	9.5%	7.8%
Two or More Races	4.0%	3.9%	3.6%
Hispanic Origin	17.7%	17.4%	14.6%
Diversity Index	49.9	50.5	45.1
<b>2010 Population by Relationship and Household Type</b>			
Total	2,088	10,730	15,456
In Households	99.1%	99.5%	99.6%
In Family Households	87.7%	87.4%	88.0%
Householder	25.9%	25.8%	26.4%
Spouse	19.8%	19.6%	20.7%
Child	35.8%	35.1%	34.0%
Other relative	3.1%	3.6%	3.7%
Nonrelative	3.1%	3.4%	3.2%
In Nonfamily Households	11.4%	12.1%	11.6%
In Group Quarters	0.9%	0.5%	0.4%
Institutionalized Population	0.7%	0.4%	0.3%
Noninstitutionalized Population	0.2%	0.1%	0.1%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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Prepared by Esri

	1 mile	3 miles	5 miles
<b>2018 Population 25+ by Educational Attainment</b>			
Total	1,417	7,729	11,403
Less than 9th Grade	7.3%	5.4%	4.6%
9th - 12th Grade, No Diploma	4.9%	5.6%	7.1%
High School Graduate	25.3%	27.2%	26.4%
GED/Alternative Credential	6.0%	6.3%	5.7%
Some College, No Degree		30.6%	28.6%
28.5% Associate Degree		10.9%	11.7%
11.4% Bachelor's Degree		10.7%	11.4%
12.0% Graduate/Professional Degree		4.3%	3.9%
4.3%			
<b>2018 Population 15+ by Marital Status</b>			
Total	1,700	9,204	13,406
Never Married	27.4%	28.7%	27.1%
Married	58.1%	53.5%	54.9%
Widowed	3.8%	4.1%	4.3%
Divorced	10.7%	13.8%	13.7%
<b>2018 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	94.6%	94.4%	94.7%
Civilian Unemployed (Unemployment Rate)	5.5%	5.6%	5.3%
<b>2018 Employed Population 16+ by Industry</b>			
Total	1,085	5,716	8,272
Agriculture/Mining	5.1%	6.6%	6.8%
Construction	13.4%	13.9%	13.3%
Manufacturing	10.3%	11.2%	11.0%
Wholesale Trade	3.3%	3.2%	3.6%
Retail Trade	9.9%	11.7%	12.6%
Transportation/Utilities	9.8%	8.0%	7.2%
Information	3.1%	2.9%	2.5%
Finance/Insurance/Real Estate	7.7%	6.6%	5.9%
Services	34.7%	32.5%	33.7%
Public Administration	2.7%	3.4%	3.4%
<b>2018 Employed Population 16+ by Occupation</b>			
Total	1,085	5,716	8,270
White Collar	51.4%	47.5%	49.1%
Management/Business/Financial	15.3%	13.8%	14.0%
Professional	15.9%	13.3%	13.6%
Sales	9.5%	10.1%	10.2%
Administrative Support	10.7%	10.3%	11.3%
Services	13.6%	15.1%	14.7%
Blue Collar	34.9%	37.4%	36.1%
Farming/Forestry/Fishing	2.4%	2.2%	2.4%
Construction/Extraction	8.3%	9.6%	9.6%
Installation/Maintenance/Repair	6.1%	6.9%	6.3%
Production	6.2%	7.5%	7.3%
Transportation/Material Moving	12.0%	11.2%	10.6%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	2,088	10,730	15,456
Population Inside Urbanized Area		0.0%	0.0%
0.0% Population Inside Urbanized Cluster		89.9%	79.5%
56.6% Rural Population		10.1%	20.5%
43.4%			





# Market Profile

52E07 01500  
 12642-12714 S OR-211, Molalla, Oregon, 97038  
 Rings: 1, 3, 5 mile radii

Prepared by Esri

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	737	3,803	5,509
Households with 1 Person	20.2%	21.5%	20.0%
Households with 2+ People	79.8%	78.5%	80.0%
Family Households	74.4%	72.9%	74.3%
Husband-wife Families	56.7%	55.3%	58.3%
With Related Children	30.5%	28.3%	27.1%
Other Family (No Spouse Present)	17.6%	17.6%	15.9%
Other Family with Male Householder	5.6%	6.2%	5.6%
With Related Children	3.7%	3.9%	3.4%
Other Family with Female Householder	12.1%	11.4%	10.3%
With Related Children	9.4%	8.4%	7.1%
Nonfamily Households	5.4%	5.6%	5.7%
All Households with Children	44.3%	41.2%	38.2%
Multigenerational Households	4.5%	4.5%	4.5%
Unmarried Partner Households	8.3%	8.4%	7.8%
Male-female	7.7%	7.9%	7.2%
Same-sex	0.5%	0.5%	0.5%
<b>2010 Households by Size</b>			
Total	737	3,804	5,507
1 Person Household	20.2%	21.5%	20.0%
2 Person Household	30.3%	31.0%	33.8%
3 Person Household	17.8%	17.1%	16.7%
4 Person Household	18.3%	16.6%	15.8%
5 Person Household	7.3%	7.6%	7.7%
6 Person Household	3.8%	3.7%	3.5%
7 + Person Household	2.3%	2.5%	2.5%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	738	3,803	5,508
Owner Occupied	69.6%	68.8%	72.9%
Owned with a Mortgage/Loan	57.0%	54.8%	55.7%
Owned Free and Clear	12.6%	14.0%	17.2%
Renter Occupied	30.4%	31.2%	27.1%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	794	4,024	5,843
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	88.5%	78.8%	55.9%
Rural Housing Units	11.5%	21.2%	44.1%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



# Market Profile

52E07 01500  
 12642-12714 S OR-211, Molalla, Oregon, 97038  
 Rings: 1, 3, 5 mile radii

Prepared by Esri

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1. Middleburg (4C)		Middleburg (4C)	Middleburg (4C)
2. Front Porches (8E)		Down the Road (10D)	Green Acres (6A)
3. The Great Outdoors (6C)		Front Porches (8E)	Down the Road (10D)
<b>2018 Consumer Spending</b>			
Apparel & Services: Total \$	\$1,625,413	\$7,937,473	\$11,732,454
Average Spent	\$2,016.64	\$1,880.47	\$1,955.73
Spending Potential Index	93	86	90
Education: Total \$	\$1,001,673	\$4,773,458	\$7,232,809
Average Spent	\$1,242.77	\$1,130.88	\$1,205.67
Spending Potential Index	86	78	83
Entertainment/Recreation: Total \$	\$2,382,297	\$11,707,328	\$17,681,967
Average Spent	\$2,955.70	\$2,773.59	\$2,947.49
Spending Potential Index	92	86	92
Food at Home: Total \$	\$3,713,886	\$18,399,495	\$27,495,020
Average Spent	\$4,607.80	\$4,359.04	\$4,583.27
Spending Potential Index	92	87	91
Food Away from Home: Total \$	\$2,646,668	\$12,931,292	\$19,150,726
Average Spent	\$3,283.71	\$3,063.56	\$3,192.32
Spending Potential Index	94	87	91
Health Care: Total \$	\$4,275,886	\$21,124,137	\$32,127,880
Average Spent	\$5,305.07	\$5,004.53	\$5,355.54
Spending Potential Index	93	87	94
HH Furnishings & Equipment: Total \$	\$1,571,426	\$7,690,881	\$11,527,353
Average Spent	\$1,949.66	\$1,822.05	\$1,921.55
Spending Potential Index	93	87	92
Personal Care Products & Services: Total \$	\$622,779	\$3,046,957	\$4,540,397
Average Spent	\$772.68	\$721.86	\$756.86
Spending Potential Index	93	87	91
Shelter: Total \$	\$12,159,597	\$59,164,501	\$87,852,860
Average Spent	\$15,086.35	\$14,016.70	\$14,644.58
Spending Potential Index	90	84	87
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,787,859	\$8,771,156	\$13,306,048
Average Spent	\$2,218.19	\$2,077.98	\$2,218.04
Spending Potential Index	89	84	89
Travel: Total \$	\$1,565,483	\$7,580,167	\$11,506,638
Average Spent	\$1,942.29	\$1,795.82	\$1,918.09
Spending Potential Index	90	83	89
Vehicle Maintenance & Repairs: Total \$	\$806,549	\$3,984,159	\$5,964,502
Average Spent	\$1,000.68	\$943.89	\$994.25
Spending Potential Index	93	88	92

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



**Planning & Community Development**  
 117 N. Molalla Avenue  
 Molalla, OR . 97038  
 (503) 759-0219  
 Fax: (503) 829-3676

FOR OFFICE USE ONLY:	
Planning File No. : _____	City Approval: _____
Date Received: _____ Fee: _____	Title _____
Land Use Type: II	Date: _____
Received by: _____	Fee Paid: _____

## APPLICATION FOR LAND USE ACTION

Type of land Use Action Requested: (check all that apply)

- Annexation
- Plan Amendment (Proposed Zone \_\_\_\_\_)
- Planned Unit Development
- Site Design Review
- Variance (list standards to be varied in description)
- Conditional Use
- Partition (# of lots \_\_\_\_\_)
- Subdivision (#of lots \_\_\_\_\_)
- Other: \_\_\_\_\_

**Owner/Applicant:**

Applicant: LYLE STRATTON - STRATTON INNOVATIONS LLC Phone: 520.909.4424  
 Applicant Address: 217W EVERGREEN BLVD, VANCOUVER WA. 98660 Email: CREATINGWAYSCONSULTINGSALES@HOTMAIL.COM  
 Owner: MIKE GRAVES - CROSSROADS PROPERTIES LLC Phone: 503.805.9777  
 Owner Address: P.O. BOX 656, VICTOR, MT. 59875 Email: MC@GRAVES@GMAIL.COM  
 Contact for additional info: \_\_\_\_\_

Action: ANNEXATION OF SUBJECT PROPERTY INTO THE CITY OF MOLALLA, WHICH WILL CHANGE THE ZONING TO C-2 (GENERAL COMMERCIAL)

Proposed Use: COMMERCIAL

Proposed No. of Phases (one each year): 1

Authorizing Signatures:

I hereby certify that the information on this application and attachments are correct and that the property affected by this application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property. An authorization letter from the property owner has been attached in the event that the owner's signature has not been provided below.

Property Owner(s):

M1 yt Gu,-;-15- CfcGSB9>,\b1 r.sU.C  
 Print or Type Signature

*Mike Graves*  
 Print or Type Signature

dotloop verified  
 08/13/19 9:37 AM  
 MDT  
 LGJ4-YYR4-NS5E-7LPO

Applicant(s) or Authorized Agent:

LYLE STRATTON-STRATTON INNOVATIONS LLC.  
 Print or Type Signature

*Lyle Stratton*  
 Print or Type Signature

dotloop verified  
 08/12/19 2:37PM PDT  
 1WG7-JSM7KYF-FRQR

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

1. 3 Copies of Application Form\* completely filled out and signed by the property owner (or person with authority to make decisions on the property).

Copy of Deed to verify ownership, easements, etc.

At least 1 folded sets of plans\*

At least 1 (copies of narrative addressing application criteria\*)

Fee (along with calculations utilized to determine fee if applicable)

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\*Please Note that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.



## Exhibit B - FINDINGS OF FACT

### Oregon Revised Statute 222.127

1. This section applies to a city whose laws require a petition proposing annexation of territory to be submitted to the electors of the city.

**Staff response:** Chapter X, Section 38 of the City of Molalla's charter requires that petitions for annexation be submitted to the electors of the City.

2. Notwithstanding a contrary provision of the city charter or a city ordinance, upon receipt of a petition proposing annexation of territory submitted by all owners of land in the territory, the legislative body of the city shall annex the territory without submitting the proposal to the electors of the city if:

- a. The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015;

**Staff response:** The subject property is located in Molalla's urban growth boundary.

- b. The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city;

**Staff response:** Upon annexation the property will be subject to Molalla's Comprehensive Plan.

- c. At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water;

**Staff response:** The subject property is contiguous to the city limits.

- d. The proposal conforms to all other requirements of the city's ordinances.

**Staff response:** The subject property is currently vacant. Any development shall comply with the City's Municipal Code.

3. The territory to be annexed under this section includes any additional territory described in ORS 222.111 (1) that must be annexed in order to locate infrastructure and right of way access for services necessary for development of the territory described in subsection (2) of this section at a density equal to the average residential density within the annexing city.

**Staff response:** *This criterion does not apply.*

4. When the legislative body of the city determines that the criteria described in subsection (2) of this section apply to territory proposed for annexation, the legislative body may declare that the territory described in subsections (2) and (3) of this section is annexed to the city by an ordinance that contains a description of the territory annexed. [2016 c.51 §2]

**Staff response:** *The City Council will consider an ordinance annexing the subject property at their January 8 meeting.*

#### **17-4.3.070 Zone Change Criteria**

Planning Commission review and recommendation, and City Council approval, of an ordinance amending the Zoning Map, Development Code, or Comprehensive Plan shall be based on all of the following criteria:

- A. If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;

**Staff response:** *This annexation proposal does not involve an amendment to the Comprehensive Plan.*

- B. The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning);

**Staff response:** *This annexation proposal does not involve an amendment to the Comprehensive Plan.*

- C. The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and

**Staff response:** *The proposed annexation will bring a vacant property into the City limits. Zoning will comply with the Molalla Comprehensive Plan and will be developed in conformance with the Municipal Code at a future date.*

- D. The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance

**Staff response:** *City staff and Oregon Department of Transportation staff concur that the proposed annexation complies with the Transportation Planning Rule. In particular, the criterion outlined in OAR 660-012-0060(9) criterion is met. The proposal does not significantly affect the existing or planned transportation system because future development will be consistent with the adopted Comprehensive Plan and Transportation System Plan.*