



## Community Development Department

315 Kennel Ave/PO Box 248

Molalla, OR 97038

Phone 503.759.0205

[www.cityofmolalla.com](http://www.cityofmolalla.com)

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## AGENDA

### Molalla Planning Commission

6:30 PM, May 3, 2023

Commission Chair Doug Eaglebear  
Commissioner Jennifer Satter  
Commissioner Rick Deaton  
Commissioner Martin Ornelas

Commission Vice-Chair Connie Sharp  
Commissioner Clint Ancell  
Commissioner Greg Hillhouse

*In accordance with House Bill 2560, the City of Molalla adheres to the following practices: Live-streaming of the Molalla Planning Commission Meetings are available on Facebook at “Molalla Planning Commission Meetings – LIVE” and “Molalla Planning Commission Meetings” on YouTube. Citizens can submit Public Comment in the following ways: attend the meeting, email support staff @ [communityplanner@cityofmolalla.com](mailto:communityplanner@cityofmolalla.com) by 4:00pm on the day of the meeting, or drop it off at the Civic Center, 315 Kennel Avenue.*

**I. CALL TO ORDER AND FLAG SALUTE**

**II. ROLL CALL**

**III. CONSENT AGENDA**

A. Planning Commission Meeting minutes – 4/5/23

**IV. PRESENTATIONS, PROCLAMATIONS, CEREMONIES**

**V. 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.

**VI. PUBLIC HEARINGS**

*The hearing for SDR01-2023 and ADJ01-2023 for 105 Ona Way scheduled for tonight has been postponed until the June 7, 2023, Planning Commission Meeting.*

**VII. GENERAL BUSINESS**

**VIII. STAFF COMMUNICATION**

Discussion on Rezone Publicly Owned and Operated Properties to PSP Base Zone

**IX. COMMISSION COMMUNICATION**

**X. ADJOURN**



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### Planning Commission Meeting Minutes for April 5, 2023

The April 5<sup>th</sup>, 2023, meeting of the Molalla Planning Commission was called to order by Chairperson Doug Eaglebear at 6:32 pm.

#### COMMISSIONER ATTENDANCE:

Commissioner Clint Ancell - Present  
Commissioner Rick Deaton – Absent  
Commissioner Doug Eaglebear – Present  
Commissioner Greg Hillhouse – Present  
Commissioner Martin Ornelas – Present  
Commissioner Jennifer Satter – Present  
Commissioner Connie Sharp – Absent

#### STAFF IN ATTENDANCE:

Mac Corthell, Planning Director - Present  
Ronda Lee, Support Specialist - Present  
Sam Miller, Senior Engineer - Present  
Dan Zinder, Associate Planner – Present

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#### AGENDA:

- I. CALL TO ORDER AND FLAG SALUTE**
- II. ROLL CALL**
- III. CONSENT AGENDA**
  - A. Planning Commission Meeting minutes – 3/1/2023  
M-JS, 2<sup>nd</sup>-CA Vote: Passed 5-0-0
- IV. PRESENTATIONS, PROCLAMATIONS, CEREMONIES**
- V. PUBLIC COMMENT & WRITTEN COMMUNICATIONS**

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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.

**VI. PUBLIC HEARINGS**

None

**VII. GENERAL BUSINESS**

A. Nomination of Doug Eaglebear for Committee President.  
M-CS, 2<sup>nd</sup>-RD      Vote: Passed 3-0-1 (JS missed vote, DE obs)

**VIII. STAFF COMMUNICATION**

Discussion on ADU's (Additional Dwelling Unit) and updating possibly updating the code.

**IX. COMMISSION COMMUNICATION**

**X. ADJOURN**

A. M-JS, 2<sup>ND</sup>-GH      Vote: Passed 5-0-0 @ 7:23pm

**PLANNING COMMISSION MEETING CAN BE VIEWED IN ITS ENTIRIETY HERE:**  
<https://www.youtube.com/watch?v=KathJsxb7b0>

\_\_\_\_\_  
Chairperson Doug Eaglebear

\_\_\_\_\_  
Date

Attested by: \_\_\_\_\_  
MCD Director, Mac Corthell

\_\_\_\_\_  
Date



## Agenda Category: Discussion Item

**Subject:** Rezone Publicly Owned and Operated Properties to PSP Base Zone

**Recommendation:** PC to discuss and provide recommendations on rezoning Publicly Owned and Operated Properties to PSP Base Zone.

**Date of Meeting to be Presented:** 5/3/2023

**Fiscal Impact:** None

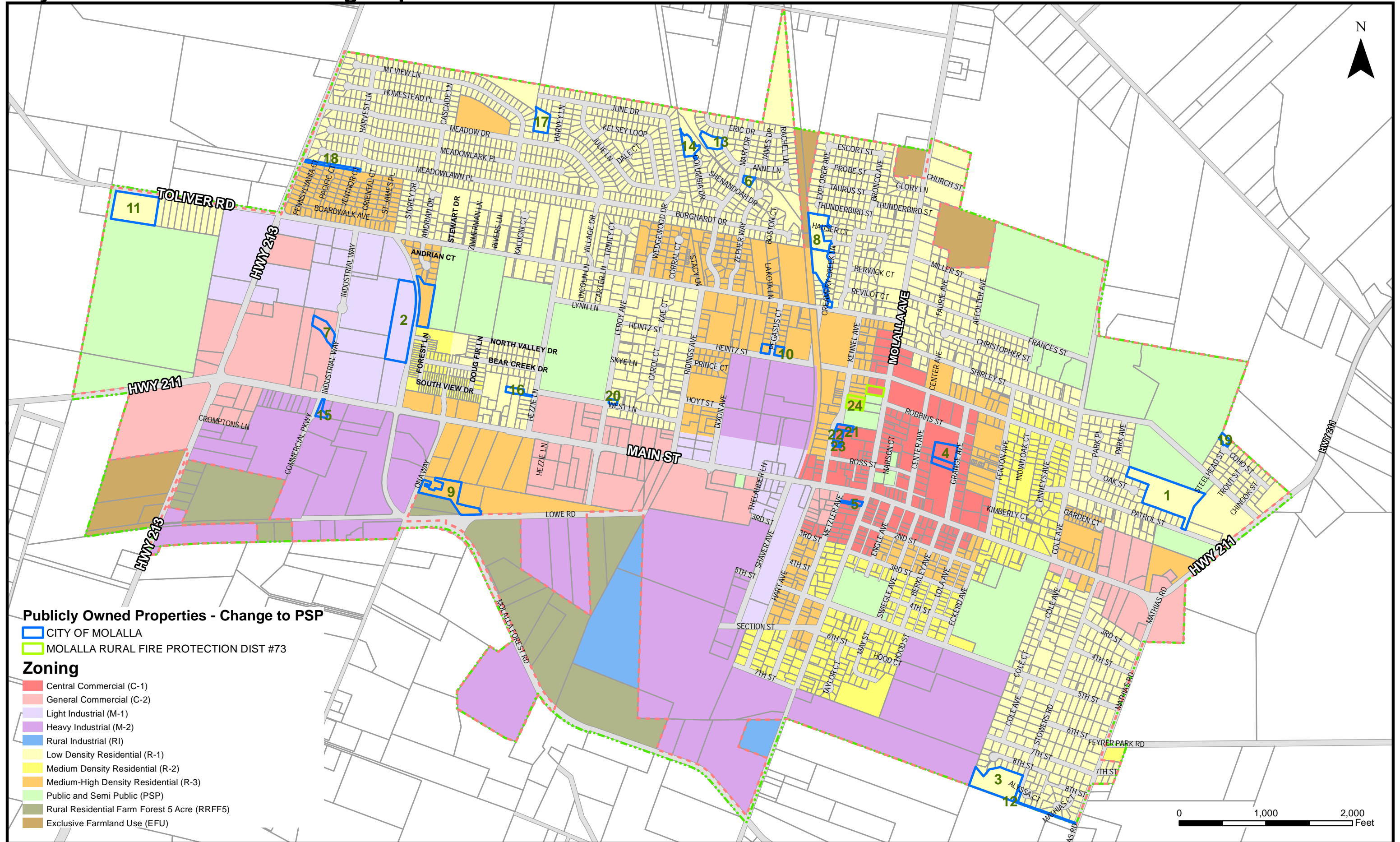
**Background:** City Staff submits the proposal Molalla Planning File DCA10-2021/ordinance ORD2023-05 to Planning Commission for discussion. The proposal is to change the Comprehensive Plan Zoning Map and Zoning Map designations for thirty-two (32) publicly owned properties located within the City Limits to a Public/Semi-Public base zone. The properties are all publicly owned and utilized for public functions including parkland and future parkland, wetlands, stormwater detention, public facilities, and the proposed site of the Molalla Police Station. Twenty-nine (29) of these properties are owned by the City of Molalla and three (3) are owned by the Molalla Fire District. These thirty-two properties are mapped in EXHIBIT A and an annotated key for the map is provided as EXHIBIT B showing the number indicated on the map, a property description, current zoning and comprehensive plan zoning, taxlot numbers, address, owner, and acreage for each property. Total acreage for these properties is 35.11ac.

Adoption of this ordinance would facilitate the development of these public spaces as such by removing the residential, commercial, and industrial zone requirements from them. It would also clarify how these properties are assessed for future buildable lands inventories and other land use analyses within the City.

**SUBMITTED BY:** Dan Zinder, Senior Planner

**APPROVED BY:** Mac Corthell, Community Development Director







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**Proposed Properties to Apply the PSP – Public/Semi-Public Zoning Overlay**

Map Number	Property Description	Current Zoning	Taxlot Number(s)	Address	Owner	Acreage
1	Bolander Field	R-1 – Low Density Residential	52E09D 00311	NO SITUS	City of Molalla	5.59
2	Chief Yelkus Park	M-1 – Light Industrial	52E07A 01100 52E07AA03000	NO SITUS	City of Molalla	5.08 1.77
3	Ivor Davies Park	R-1 – Low Density Residential	52E16AC07200	NO SITUS	City of Molalla	3.66
4	Molalla Police Station Site	C-1 – Central Commercial	52E09CB00500 52E09CB00700	150 GRANGE AVE NO SITUS	City of Molalla	1.15 0.44
5	Odd Fellows Park	C-1 – Central Commercial	52E08DD00200	106 S MOLALLA AVE	City of Molalla	0.20
6	Strawberry Park	R-1 – Low Density Residential	52E05DD09000	811 MARY DR	City of Molalla	0.25
7	Bear Creek Corridor	C-2 – General Commercial	52E07A 01900	NO SITUS	City of Molalla	0.91
8	Creamery Creek Wetlands	R-1 – Low Density Residential	52E09BC01221 52E09BC01218 52E09BB08445	NO SITUS 605 CREAMERY CREEK NO SITUS	City of Molalla	1.50 0.19 1.83
9	Future Parkland off Ona Way	R-3 – Medium-High Density Residential	52E08C 01801	13235 S LOWE RD	City of Molalla	2.37
10	Pegasus Wetlands	R-3 – Medium-High Density Residential	52E08AA01700 52E08AA01800	500 PEGASUS CT 501 PEGASUS CT	City of Molalla	0.24 0.24

11	Wastewater Treatment Plant Adjacent Wetland	R-1 – Low Density Residential	52E07 04200	NO SITUS	City of Molalla	3.80
12	Alyssa CT Detention	R-1 – Low Density Residential	52E16AC07100	824 STOWERS RD	City of Molalla	0.14
13	Anne LN Detention	R-1 – Low Density Residential	52E05DD00376	NO SITUS	City of Molalla	0.74
14	Columbia DR Detention	R-1 – Low Density Residential	52E05DD04700	NO SITUS	City of Molalla	0.80
15	Commercial Ave Detention	M-2 – Heavy Industrial	52E07D 00600 52E07D 00701	NO SITUS	City of Molalla	0.26 0.05
16	Hezzie LN Detention	R-1 – Low Density Residential	52E08BC09550	NO SITUS	City of Molalla	0.35
17	June/Harvey Detention	R-1 – Low Density Residential	52E05CD12900	NO SITUS	City of Molalla	0.93
18	Meadowlawn PL Detention	R-1 – Low Density Residential	52E05CC08800	NO SITUS	City of Molalla	0.40
19	Molalla River Estates Detention	R-1 – Low Density Residential	52E09DA01000	901 COHO ST	City of Molalla	0.24
20	West LN Detention	R-1 – Low Density Residential	52E08AC08700	NO SITUS	City of Molalla	0.12
21	Civic Center Parking Lot	C-1 – Central Commercial	52E09CB07702	NO SITUS	City of Molalla	0.27
22	Molalla Skate Park	C-1 – Central Commercial	52E09CB07701	225 KENNEL AVE	City of Molalla	0.34
23	PAL Building/Warming Center	C-1 – Central Commercial	52E09CB07705	209 KENNEL AVE	City of Molalla	0.10
24	Molalla Fire Dept	C-1 – Central Commercial	52E09CB08600	414 N MOLALLA AVE	Molalla Fire District	0.46
24	Molalla Fire Dept	R-3 – Medium-High Density Residential	52E09CB09600 52E09CB09500	317 KENNEL AVE 321 KENNEL AVE	Molalla Fire District	0.46 0.23