



**Minutes of the Joint Session of the
Molalla City Council and Planning Commission
Molalla Civic Center
315 Kennel Ave., Molalla, OR 97038
April 3, 2024**

CALL TO ORDER

The Meeting was called to order by Mayor Scott Keyser at 6:30pm.

COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Leota Childress, Councilor Terry Shankle, Councilor Eric Vermillion, and Councilor RaeLynn Botsford.

Absent: Councilor Crystal Robles.

PLANNING COMMISSION ATTENDANCE

Present: Planning Chair Doug Eaglebear, Planning Commissioner Clint Ancell, Planning Commissioner Martin Ornelas, and Planning Commissioner David Potts, Planning Commissioner Darci Lightner.

Absent: Planning Commissioner Connie Sharp.

STAFF IN ATTENDANCE

Mac Corthell, Assistant City Manager; Christie Teets, City Recorder; Dan Zinder, Senior Planner; Sam Miller, Engineering Section Manager; Jessica Wirth, Community Development Technician.

Guest: Brenden Buckley, Johnson Economics.

GENERAL BUSINESS

A. Economic Development Analysis

The City is currently under contract with consultant Johnson Economics to complete an economic opportunities analysis. This study includes a buildable lands inventory for employment lands, evaluate current employment land, forecast employment lands and site needs, identify target industries, and provide economic policy and implementation recommendations. The study will serve as the backbone for employment lands evaluation in our sequential UGB study workplan. Johnson Economics shared a presentation with Council and Planning Commission that further expands on the project scope and goals for feedback from both bodies. (Presentation attached to these Meeting Minutes.)

B. Urban Growth Boundary (UGB) Project – Liaison Selection

The City is looking for one member from both Planning Commission and City Council to serve on the Advisory Committee for this project.

ACTION:

Commissioner Rickey moved to appoint Commissioner Ancell to the Advisory Committee; Commissioner Ornelas seconded. Motion passed 6-0.

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

ACTION:

Mayor Keyser moved to appoint Councilor Botsford to the Advisory Committee; Councilor Vermillion seconded. Motion passed 6-0.

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

Highlights of discussion that took place throughout the Joint Session are:

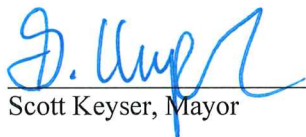
- Economic Goals: Industrial Park, RV Park, motivate a hotel/motel chain to build in city, youth sport complex, BMX track is a draw, jobs that encourage people that live here to work here – manufacturing, etc.
- What industries have potential?
- Lacking Urgent Care, closest is Canby/Woodburn
- What does the local workforce need?
- Mayor Keyser has concerns about AI jobs and would like incentives for human driven jobs
- How do you transition a bedroom community to a non?
- Wilco, Coastal, more restaurants, dry cleaner, entertainment every weekend, hotel, recreation, livable wage jobs, trade sector, raw material resources, farming and agriculture, wineries, amphitheater, skate park
- Between housing and economics, where is the Park space?
- Public improvements provide tourism
- Natural areas, duck pond

Assistant City Manager Corthell requested that citizens direct questions to him or Mr. Zinder. He also invited the community to ask questions on the Molalla Current.


[For the complete video account of the City Council Meeting, please go to YouTube “Joint Session – Molalla City Council and Planning Commission: April 3, 2024”](#)

ADJOURN

Mayor Keyser adjourned the meeting at 7:26pm.



Scott Keyser, Mayor



Date

ATTEST:



Christie Teets, City Recorder

Meeting Minute Attachments:
Molalla Economic Opportunities Analysis – Johnson Economics



Molalla Economic Opportunities Analysis

Planning Commission and City Council

Joint Meeting

April 2, 2024, 6:30 pm

Agenda

- 1) Introductions
- 2) Project Overview
- 3) EOA - Approach
- 4) Land Inventory - Approach
- 5) Economic Objectives – Discussion
- 6) Target Industries - Discussion
- 7) Next Steps



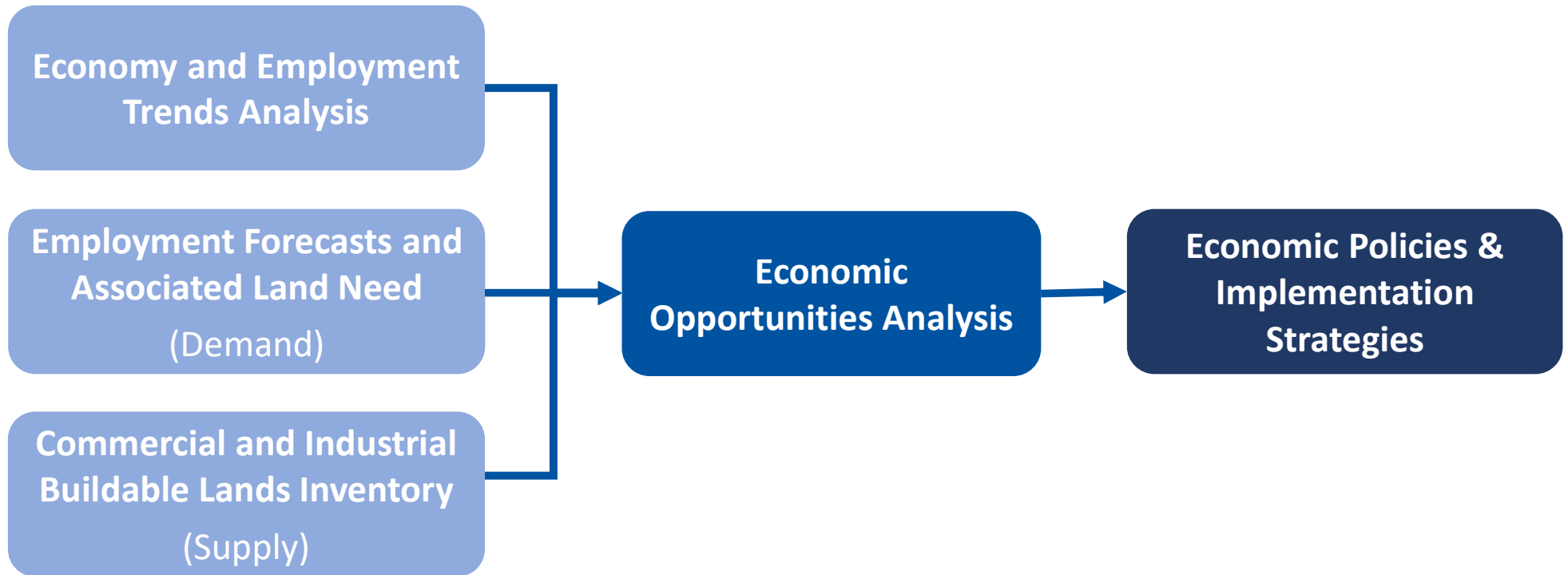
Economic Opportunities Analysis



What is an “EOA”?



- Identify local economic goals and target industries
- Forecast economic trends and job growth
- Inventory and evaluate land for employment
- Formulate new policies and action items
- Update the Comprehensive Plan, address “Goal 9”

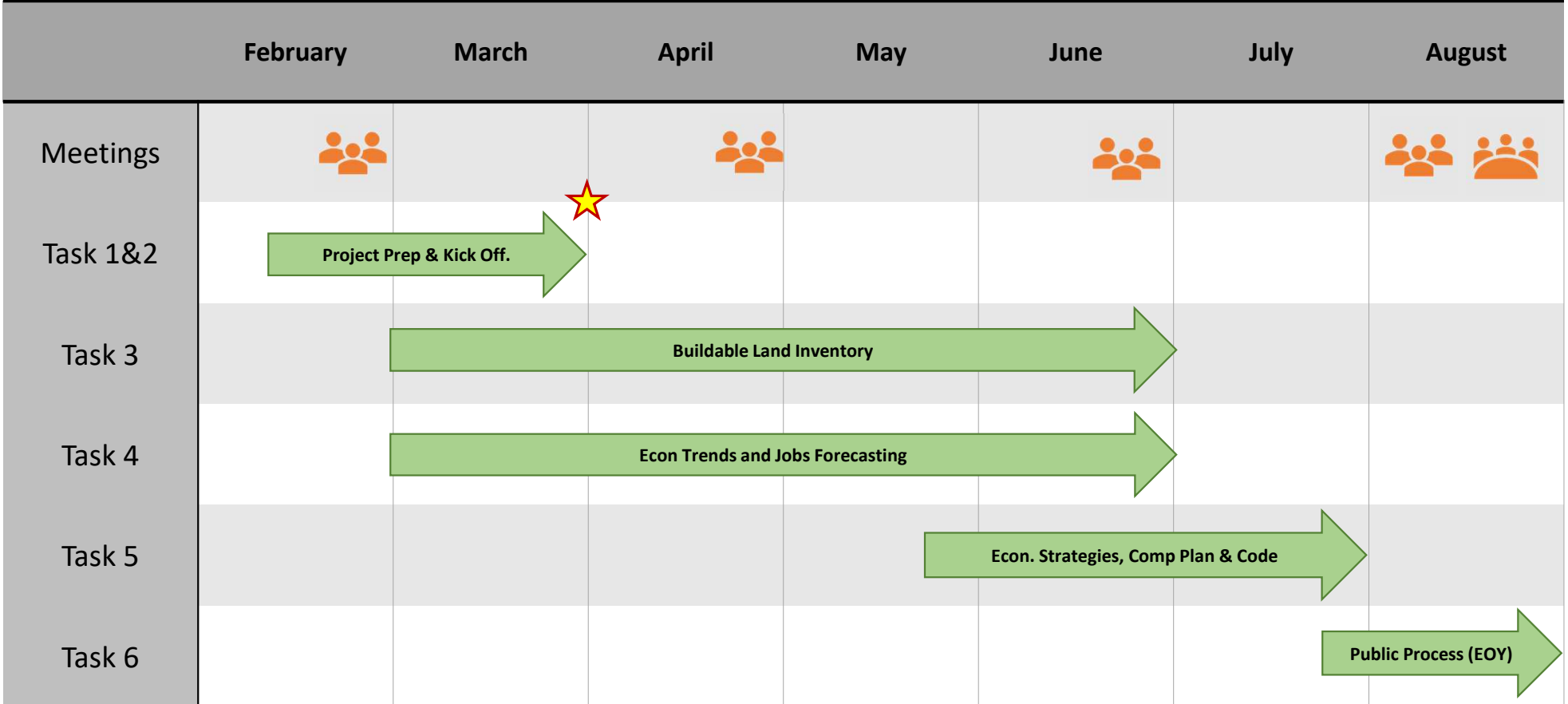
Overview of EOA Process




We Are Here

Molalla EOA Timeline

-  Advisory Committee Meeting
-  Public Hearing



Employment Forecast Methodology

Employment Forecasts

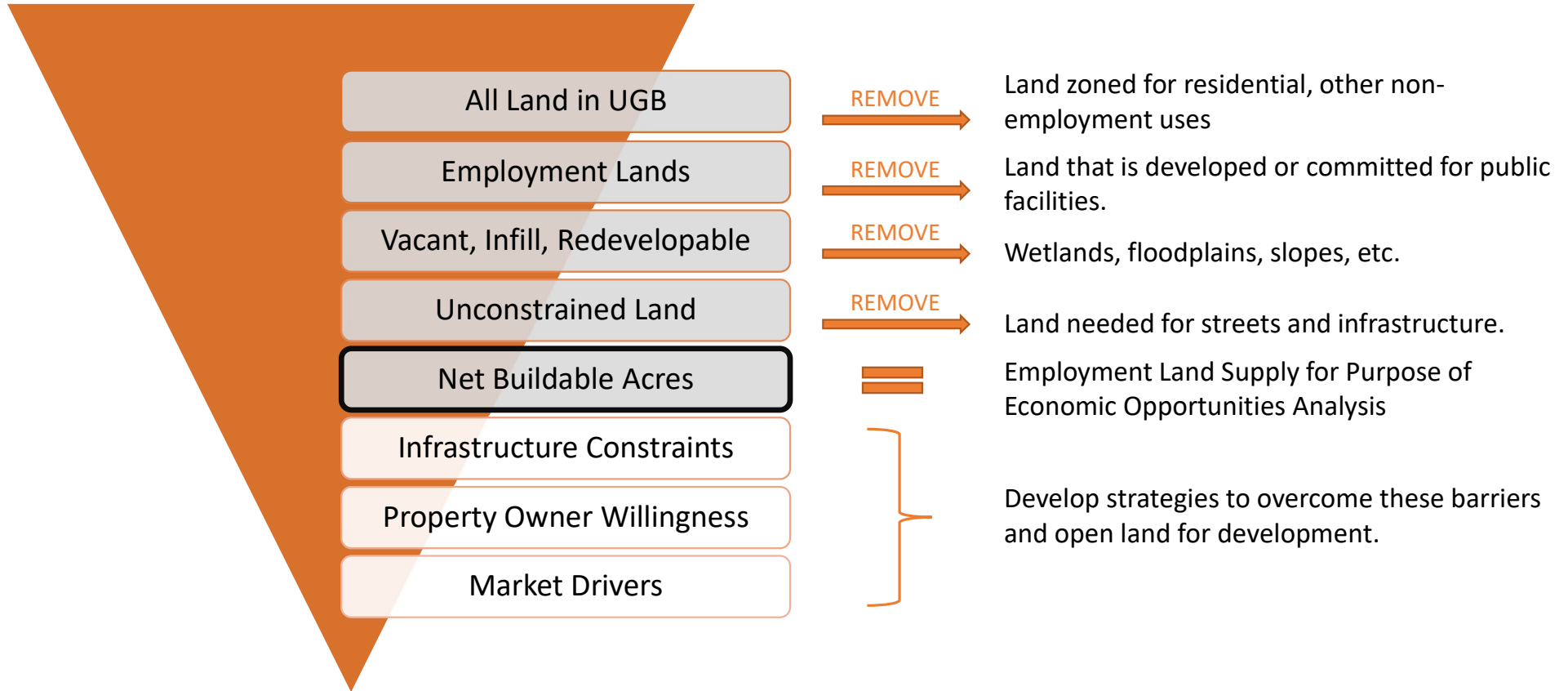
- Start with Current Employment Profile
- Safe Harbor Approaches:
 - OED Submarket Forecast (1.2% AAGR)
 - Population Growth Forecast (1.9% AAGR)
- Adjusted Growth Forecast
 - Reflects target industries and goals



Economic Opportunities Analysis



BLI: Land Supply Funnel



City of Molalla Zoning Map

Comprehensive Plan

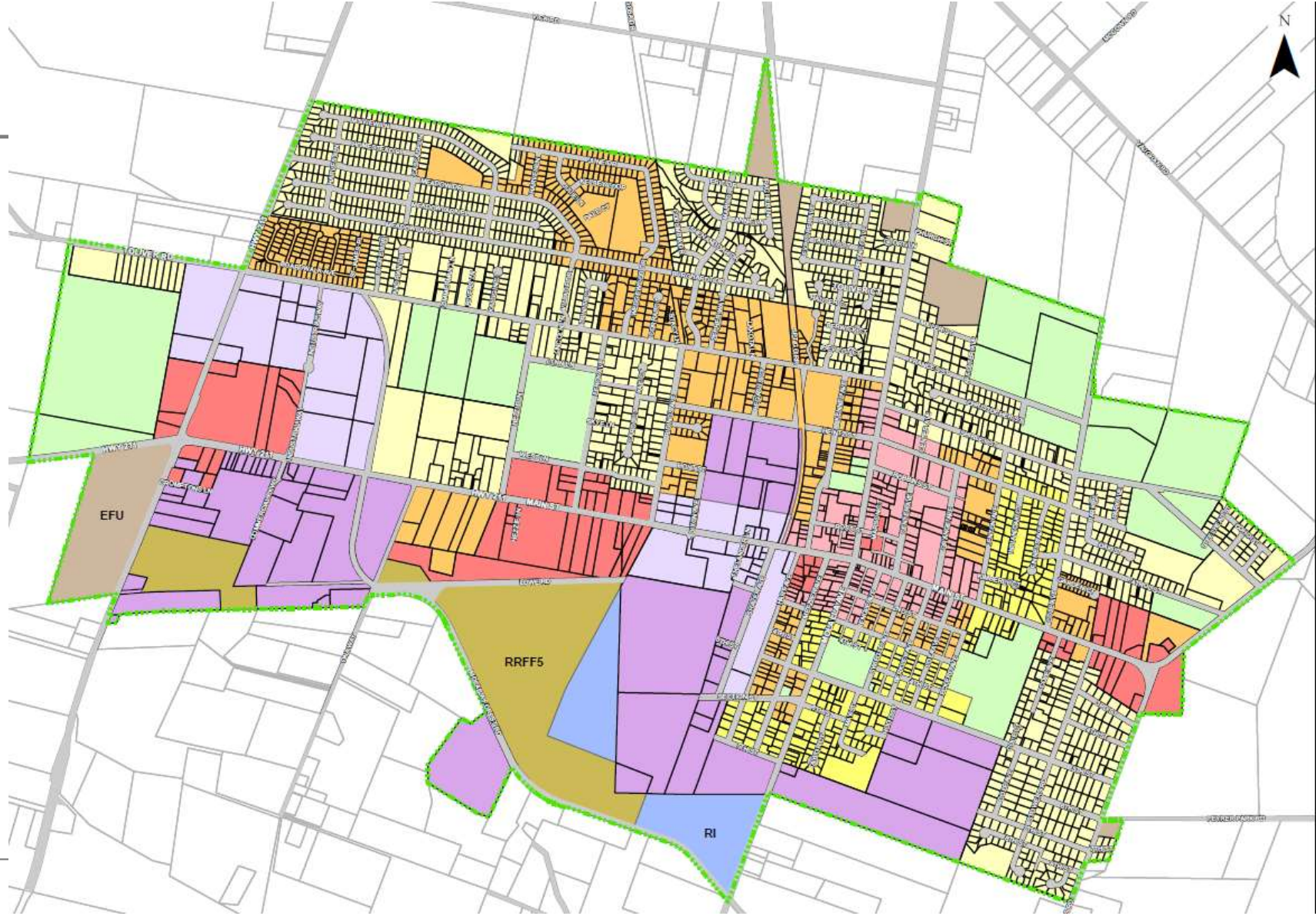
- Zoning Districts**
- General Commercial (C-1)
 - Central Commercial (C-2)
 - Light Industrial (M-1)
 - Heavy Industrial (M-2)
 - Single Family Residential (R-1)
 - Two Family Residential (R-2)
 - Multi-Family Residential (R-3)
 - Public and Semi Public (PSP)
 - Rural Industrial (RI)
 - Rural Residential Farm Forest 5 Acre (RRFF5)
 - Exclusive Farm Use (EFU)

- Boundaries**
- Urban Growth Boundary

Scale = 1:12,000
 0 1,000 2,000 Feet



The data shown represents administrative boundary data prepared by Clackamas County Information Services and the City of Molalla. It is presented "as is," as of April, 2015. This data may be subject to change. The City of Molalla and Clackamas County Information Services shall assume no liability for any errors, positional accuracy, omissions, or inaccuracies in the information provided and therefore, there are no warranties which accompany this product. The City of Molalla and



Economic Opportunities Analysis



Questions or Comments So Far?

Economic Opportunities Analysis

Background Documents

- Prior EOA (2017)
 - Greater industrial demand than commercial
 - Less available commercial land
- Industry Cluster Analysis (2020)
- Molalla Housing Needs Analysis (2023)



Economic Opportunities Analysis

Industry Cluster Analysis (2020)

- Manufacturing
- Forestry/Agriculture
- Education and Health Services
- Retail and Wholesale Trade
- Tourism/Outdoors
- Construction
- Strategies and Recommendations



Economic Opportunities Analysis



Discussion:

- What are your top economic goals for the community?
- What industries have potential (real or aspirational)?
- What types of jobs are needed?
- What does the local workforce need?

Next Steps



- TAC Meetings and Public Engagement
- Draft Economic Trends and Jobs Growth Forecast
- Draft Buildable Land Inventory

THANK YOU!



Molalla Economic Opportunities Analysis

Planning Commission and City Council

Joint Meeting

April 2, 2024, 6:30 pm