



City of Molalla
City Council - Regular Meeting
Minutes – February 12, 2025
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Meeting of February 12, 2024 was called to order by Mayor Scott Keyser at 7:01pm.

COUNCIL ATTENDANCE

Present: Council President Eric Vermillion, Councilor Martin Bartholomew, Councilor RaeLynn Botsford, Councilor Leota Childress, Councilor Doug Gilmer, and Mayor Scott Keyser.

Absent: Councilor Terry Shankle.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Assistant City Manager; Christie Teets, City Recorder; Dan Zinder, Senior Planner.

APPROVAL OF AGENDA

City Recorder Teets noted Agenda Item 6A and 7A, Ordinance No. 2025-02. The First Reading on this item will not be held at this meeting, however it will become a discussion item. A Public Hearing was held, and the Ordinance will be brought back for adoption at a later meeting. Council approved the update to the agenda via consensus.

CONSENT AGENDA

- A. Work Session Meeting Minutes – January 22, 2025
- B. Integrator Services for the Water Treatment Plant and Wastewater Treatment Plant SCADA Systems
- C. USDA-RD & CWSRF WWTP Financing - Signature Authority

ACTION:

Councilor Childress made a motion to approve the Consent Agenda; Councilor Botsford seconded. Motion passed 6-0.

AYES: Gilmer, Childress, Vermillion, Botsford, Bartholomew, Keyser.

NAYS: None.

ABSESIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. Parks CPC Appointment

City Recorder Teets shared that the Parks CPC had an opening and Ms. Regina Sheaves, actively participating in several Parks meetings, applied to become a member. Parks Committee and Recorder Teets recommended appointment.

ACTION:

Councilor Botsford made a motion to approve Regina Sheaves application for the Parks CPC; Councilor Vermillion seconded. Motion passed 6-0.

AYES: Bartholomew, Botsford, Vermillion, Childress, Gilmer, Keyser

NAYS: None.

ABSESIONS: None.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

- A. Ordinance No. 2025-02: Amending and Adopting the City of Molalla Comprehensive Plan to Adopt the 2025 Employment Opportunities Analysis and Buildable Lands Inventory

Mayor Scott Keyser opened 2025 Employment Opportunities Analysis and Buildable Lands Inventory Public Hearing at 7:08pm; no present Council Members acknowledged potential conflicts of interest.

Mr. Corthell provided an update on the Economic Opportunities Analysis (EOA) and Buildable Lands Inventory (BLI), which are part of Molalla's review of its Urban Growth Boundary (UGB), a process required every 20 years, sharing the City is behind schedule since the last UGB review. The analysis includes both Housing and Employment Land Needs for the next 20 years. The EOA specifically focuses on employment lands, assessing the City's job needs and land availability to support them. The process also involves the Department of Land Conservation and Development (DLCD), which reviews the findings and ensures compliance with state rules. Mr. Corthell noted that DLCD's feedback throughout the process helped ensure the City's plans would meet approval. Unfortunately, near the end of the 90-day review period the DLCD requested a larger public involvement process, despite having been involved in every City meeting. The next steps would include reviewing the document again after addressing questions related to the Comprehensive Plan Amendments. The goal is to finalize the document, and optimistically hold the first reading and adoption at a future meeting.

Senior Planner Zinder further reiterated reported the Oregon Statewide Planning Goal 9 requires cities to adopt an Economic Opportunities Analysis (EOA) to assess 20-year employment land needs, site-specific requirements, and target industries. Molalla, does not have an adopted EOA, however is completing one as part of its Urban Growth Boundary (UGB) review process. Funded by a DLCD Grant, the City hired Johnson Economics to prepare the EOA, a Buildable Lands Inventory (BLI), update the Goal 9 Comprehensive Plan, and recommend Development Code changes. *(For a complete account of the discussion, please refer to the YouTube video recording from minutes 06:16 to 18:20)*

PUBLIC COMMENT

City Recorder Teets emailed City Council Public Comments and stated copies will be reflected in Minutes.

Mayor Keyser closed Public Hearing for Ordinance No. 2025-02 at 7:19pm.

B. Ordinance No. 2025-03: Parks, Recreation, and Trails Master Plan Adoption & Comprehensive Plan Amendment

Mayor Keyser opened Parks, Recreation, and Trails Master Plan Adoption & Comprehensive Plan Amendment Public Hearing at 7:19pm; no present Council Members acknowledged potential conflicts of interest.

Mr. Corthell provided an overview of the process regarding the proposed amendments to the Parks Master Plan, which includes both public and Planning Commission suggestions. Mr. Corthell explained amendments would only be made if directed by the Council. The Parks Master Plan outlines Capital Projects for the next 10-20 years, and although the Council can add or remove projects, ultimately five-year Capital Plan would be adopted. He clarified that anything in the appendix is not a policy but mere ideas for future consideration.

After considerable debate and in-depth conversation, it was recommended to holding a First Reading of the Parks Master Plan with the proposed amendments. There was a discussion regarding the choice between a wind sail and a permanent shade structure for Long Park's Pickleball Court, keeping Oddfellows Park in the plan, as well as, the possibility of a Dog Park Association, and the Skate Park property, both Mr. Corthell and City Manager Huff agreed that it should remain in the Plan, keeping options open for future opportunities, especially given potential grants, budgeting flexibility, and future Council's. *(For a complete account of the discussion, please refer to the YouTube video recording from minutes 18:30 to 1:00:51)*

Mayor Keyser closed Public Hearing for Ordinance No. 2025-03 at 8:01pm

ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2025-02: Amending and Adopting the City of Molalla Comprehensive Plan to Adopt the 2025 Employment Opportunities Analysis and Buildable Lands Inventory

Assistant City Manager Mr. Corthell directed the Council to review the proposed amendments to be revisited after the Economic Opportunities Analysis (EOA) is considered, allowing individual discussion, which would be more manageable and beneficial for the Council. Furthermore, the Staff Report from Mr. Zinder, with input from Mr. Corthell, and Council consensus addressed several amendments to the Comprehensive Plan. Ultimately, the Council supported the staff's recommendations for striking redundant or unclear provisions and focusing on targeted industries and emphasized maintaining a balance in Land Use Policies. *(For a complete account of the discussion, please refer to the YouTube video recording from minutes 1:01:18 to 1:28:11)*

B. Ordinance No. 2025-03: Parks, Recreation, and Trails Master Plan Adoption & Comprehensive Plan Amendment *(For a complete account please refer to the YouTube video recording from minutes 1:28:17 to 1:31:48)*

Mr. Corthell's opening statement suggested adopting the Parks Master Plan as it currently stands, with the only pending amendment of the addition of a Dog Park Association. Mr. Corthell recommended that if the Council had unanimous support for the plan there was an option to move forward with adoption and direct staff to bring back the dog park amendment at a later meeting, likely in April or May, as the calendar would allow.

ACTION:

Council President Vermillion moved to adopt Ordinance 2025-03, an Ordinance of the City of Molalla, Oregon Adopting the 2025 Parks, Recreation, and Trails Masterplan and Associated Comprehensive Plan Amendments, and Conduct the First Reading by Title Only; Councilor Gilmer Seconded. Motion passed 6-0.

AYES: Gilmer, Childress, Vermillion, Botsford, Bartholomew, Keyser.

NAYS: None.

ABSENTIONS: None.

Witnessing the First Reading Ordinance 2025-03 passed unanimously, Mayor Keyer called for a motion to hold the Second Reading and Adoption of Ordinance 2025-03, an Ordinance of the City of Molalla, Oregon Adopting the 2025 Parks, Recreation, and Trails Masterplan and Associated Comprehensive Plan Amendments.

ACTION:

Councilor Childress moved the City of Molalla adopt Ordinance 2025-03, an Ordinance of the City of Molalla, Oregon Adopting the 2025 Parks, Recreation, and Trails Masterplan and Associated Comprehensive Plan Amendments; Councilor Botsford Seconded. Motion passed 6-0.

AYES: Gilmer, Childress, Vermillion, Botsford, Bartholomew, Keyser.

NAYS: None.

ABSENTIONS: None.

GENERAL BUSINESS

A. 2025 Council Goals

Mr. Huff outlined the goals discussed during the goal-setting session, highlighting those carried over from the previous year in red and newly added goals in blue and requested Council approval to finalize. Recorder Teets noted a prior draft was presented at the January 22nd meeting, where a recommendation was made to remove Town Hall Sessions from Focus Area Three: Civic Education, while maintaining the focus on Civic Education.

ACTION:

Councilor Botsford made a motion to adopt the 2025 City Council Goals; Council President Vermillion Seconded. Motion passed 6-0.

AYES: Gilmer, Childress, Vermillion, Botsford, Bartholomew, Keyser.

NAYS: None.

ABSENTIONS: None.

B. City Council Liaison(s) to Molalla River School District Board

Mayor Keyser noted at the beginning of each year Council Liaison appointments are made; one position remains open.

ACTION:

Mayor Keyser made an amended motion to appoint Councilors Doug Gilmer and Leota Childress to the Molalla River School District Liaison role. Councilor Botsford seconded. Motion passed 6-0.

AYES: Gilmer, Childress, Vermillion, Botsford, Bartholomew, Keyser.

NAYS: None.

ABSENTIONS: None.

C. Addition of .20 FTE (Full-Time Equivalent)

City Manager Huff explained an investigator conducts thorough in-depth background checks when hiring police officers. Other cities have begun placing investigators on their payroll to improve access to background information. Mr. Huff implemented this approach but later realized it required Council approval for an additional 0.20 (FTE) position.

ACTION:

Council President Vermillion moved to authorize the addition of .20 FTE to conduct background checks, Councilor Gilmer seconded. Motion passed 6-0.

AYES: Gilmer, Childress, Vermillion, Botsford, Bartholomew, Keyser.

NAYS: None.

ABSENTIONS: None.

D. Franchise Agreement Extension - Astound Broadband

City Manager Huff shared the City is seeking a short-term extension of its 2012 Franchise Agreement with Astound Broadband (formerly Wave) until July 2025. The extension is vital as the City Attorney and Astounds Attorney require time to negotiate a new agreement. The City is also exploring the possibility of shifting from franchise agreements to licenses, as some other cities have done. The goal is to ensure fairness while prioritizing the best interests of the City.

ACTION:

Councilor Botsford made a motion to authorize City Manager Huff to enter into a Franchise Agreement Extension with Astound Broadband. Council President Vermillion seconded. Motion passed 6-0.

AYES: Gilmer, Childress, Vermillion, Botsford, Bartholomew, Keyser.

NAYS: None.

ABSENTIONS: None.

E. Draft Calendar of Upcoming City Council Meetings

A thorough discussion took place among City staff and City Council regarding upcoming priorities and scheduling, acknowledging a busy agenda in the coming months. Deliberations included scheduling regular and special meetings, potential earlier start times, and overall planning for the Council Calendar. The Council reached a consensus on prioritizing key items: Parkland Dedication as the top priority, RV Trailer Parking on streets to be addressed, Pavement Conditioning Index as the second priority, and the Mural Code.

F. Spring LOC Conference (May 1-2) - Council Attendance

The Council and City staff discussed finalizing attendance for the Spring LOC Conference in North Bend, May 1st-2nd, with travel starting on April 30th with urgency emphasized in securing hotel reservations. It was noted that new Councilors are encouraged to attend at least one conference for educational and networking benefits.

STAFF COMMUNICATION

- **City Recorder Teets:** Provided a reminder of two openings on the Budget Committee, with a commitment of three days per year for a three-year term. Additionally, there are open seats on both the Library Board and Planning Commission.
- **Assistant City Manager Corthell:** shared the City received seven bids for the Chief Yelkus Park project, ensuring competitive pricing, with evaluations underway before awarding a contract. The Lola Water, Sewer, Storm, and Surfacing Project has been posted for bidding. The Wastewater Treatment Plant initial excavation is complete, and Council was invited for a site visit once more visible progress is made.
- **City Manager Huff:** noted the steel framework for the new Police Facility was installed, sharing visible progress on the project and much of the construction is viewable from the road. Mr. Huff encouraged Council members interested in a closer look to arrange a walkthrough.

COUNCIL COMMUNICATION

- **Councilor Bartholomew:** highlighted the need to increase awareness about the wide range of activities and programs offered by the local library. The Library provides various classes and events, such as hobby workshops, games for kids, and activities for adults.
- **Councilor Gilmer:** shared he attended a meeting at the Middle School with community members. The meeting provided an opportunity to review new photos and design plans for the new school design.
- **Councilor Botsford:** noted the Chamber of Commerce Networking Meeting scheduled was canceled due to the Winter Storm Warning and appreciatively, extended gratitude to all who attended the recent Chamber Banquet.
- **Councilor Childress:** noted she also attended the Middle School Open House further sharing she and Councilor Gilmer have scheduled a meeting with two representatives from MRSD Board: Mark Lucht and Amy McNeil for coffee on Saturday morning to begin their collaboration.
- **Council President Vermillion:** The See's Candy Valentine's fundraiser raised \$123.60 in profit. Additionally, Strawberry Park will have soft spots repaired this Spring as weather allows.
- **Mayor Scott Keyser:** shared information regarding a recent C4 Meeting where several key topics and possible marketing opportunities were discussed. He also related a meeting with Commissioner Chair Roberts that addressed issues with the County's voucher program and solutions; while also included discussions about attracting businesses to the area, with potential collaboration with the Portland Business Association.

ADJOURN

Mayor Keyser adjourned the City Council meeting at 9:32pm.

For the complete video account of the City Council Meeting, please go to [YouTube](#)

[“Molalla City Council Meetings – February 12, 2025”](#)



 Scott Keyser, Mayor

PREPARED BY:



 Crystal Robles, Records Specialist

ATTEST:



 Christie Teets, CMC, City Recorder

Meeting Attachments:

- Public Hearing Public Comment email submissions regarding Ordinance No. 2025-02: Amending and Adopting the City of Molalla Comprehensive Plan to Adopt the 2025 Employment Opportunities Analysis and Buildable Lands Inventory
- Correspondence from DLCD

REMEDIAL ACTION PLAN (RAP) CONSTRUCTION MANAGEMENT NOTES:

- ALL SOIL REMEDIATION ACTIVITIES ON SITE SHALL BE PER THE APPROVED REMEDIAL ACTION PLAN (RAP) BY SLR INTERNATIONAL CORPORATION.
- SOIL WITHIN THE AREA DESIGNATED AS "EXCAVATE AND LANDFILL" SHALL BE EXCAVATED TO 12 INCHES MINIMUM BELOW GROUND SURFACE (BGS) AND TRANSPORTED FOR OFF-SITE DISPOSAL TO AN APPROVED LANDFILL, LIKELY AS SPECIAL WASTE.
- THE SOIL WITHIN THE "CONSOLIDATE AND CAP" AREA SHALL BE EXCAVATED BETWEEN 9 TO 12 INCHES BGS RELOCATED TO THE "NEW CAP" AREA. SEE SLR REPORT APPENDIX B, FIGURE 1 FOR SPECIFIC AREA AND DEPTH INFORMATION.
- THE EXCAVATED SOIL WITHIN THE "CONSOLIDATE AND CAP" AREA SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED IN 12-INCH LIFTS AND THE SIDES SHALL BE APPROPRIATELY SLOPED AT A MINIMUM 4H:1V RATIO WITHIN THE AREA DESIGNATED FOR THE "NEW CAP", WITH AN ESTIMATED THICKNESS OF 24 TO 36 INCHES ABOVE THE EXISTING GROUND SURFACE. SOIL EXCAVATION OF CONSOLIDATION MATERIAL SHALL PROCEED FROM THE FURTHEST EXTENT OF THE EXCAVATION AREAS WORKING TOWARD CAPPING AREA.
- COMPACTION OF THE CONSOLIDATED MATERIAL SHALL BE PERFORMED WITH A SOIL COMPACTOR AND/OR A HAND-HELD PLATE COMPACTOR, AS NECESSARY, FOR EACH LIFT TO 90 PERCENT OF MAXIMUM DRY DENSITY OBTAINABLE AS DETERMINED BY THE STANDARD PROCTOR TEST, WITH AN ALLOWANCE OF -2% TO +4% OF THE OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED PER AN IN SITU FIELD METHOD (I.E. ASTM 6938) FROM RANDOMLY SELECTED LOCATIONS FOR EACH LIFT AT A RATE OF APPROXIMATELY ONE TEST LOCATION PER 10,000 SQUARE FEET.
- A WHITE (OR BRIGHTLY COLORED) GEOTEXTILE BARRIER (E.G., UV STABLE POLYPROPYLENE WOVEN GEOTEXTILE) SHALL BE PLACED AS A DEMARCATION LAYER ON TOP OF CONSOLIDATED SOILS TO INDICATE THE BOUNDARY BETWEEN CLEAN OVERLYING CAP MATERIAL AND CONTAMINATED UNDERLYING SOIL. THE EXTENTS OF THE BARRIER SHALL EXTEND APPROXIMATELY ONE-FOOT AROUND THE PERIMETER OF THE CAP AREA AND SHALL BE COVERED WITH CLEAN FILL MATERIAL TO SECURE THE BARRIER. THE BARRIER MATERIAL SHALL BE INSTALLED WITH A MINIMUM OF ONE-FOOT OVERLAPPING OF EDGES TO PROVIDE A CONTINUOUS DEMARCATION LAYER. GEOTEXTILES SHALL BE INSTALLED PERPENDICULAR TO SLOPES, EQUIPMENT OPERATION DIRECTLY ON GEOTEXTILES SHALL BE MINIMIZED, AND TURNING OF TRACKED EQUIPMENT OVER GEOTEXTILES SHALL BE PROHIBITED.
- PRIOR TO PLACEMENT OF THE CLEAN CAP MATERIAL, SURFACE ELEVATION MEASUREMENTS SHALL BE COLLECTED AT REPRESENTATIVE LOCATIONS THROUGHOUT THE CONSOLIDATED MATERIAL AREA BY A PROFESSIONAL LAND SURVEYOR IN ORDER TO CONFIRM PLACEMENT OF A MINIMUM OF 2 FEET OF CLEAN SOIL CAP MATERIAL.
- A MINIMUM OF TWENTY-FOUR INCHES OF CLEAN SOIL (IMPORTED BASE AND TOPSOIL) SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED IN 12-INCH LIFTS ATOP THE GEOTEXTILE BARRIER AND THE SIDES SHALL BE APPROPRIATELY SLOPED AT A MINIMUM 4H:1V RATIO. IMPORTED SOIL SHALL BE CHARACTERIZED AND SCREENED AGAINST DEQ CLEAN FILL DETERMINATION SCREENING LEVELS PRIOR TO USE AS SOIL CAP MATERIAL. COMPACTION OF THE CLEAN OVERLYING CAP MATERIAL SHALL PROCEED AS DESCRIBED ABOVE, WITH EACH LIFT COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY OBTAINABLE AS DETERMINED BY THE STANDARD PROCTOR TEST, WITH AN ALLOWANCE OF -2% TO +4% OF THE OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED PER AN IN SITU FIELD METHOD (I.E. ASTM 6938) FROM RANDOMLY SELECTED LOCATIONS FOR EACH LIFT AT A RATE OF APPROXIMATELY ONE TEST LOCATION PER 10,000 SQUARE FEET.
- FOLLOWING COMPACTION, THE PREVIOUS SURVEY MEASUREMENT LOCATIONS SHALL BE RE-SURVEYED TO CONFIRM THAT A MINIMUM OF 2 FEET OF CLEAN CAP MATERIAL IS PRESENT.
- THE CLEAN SOIL CAP SHALL BE REVEGETATED VIA HYDROSEEDING.
- PARTICULATE AIR MONITORING SHALL BE PERFORMED DURING ALL REMEDIATION ACTIVITIES.

CONSTRUCTION SCHEDULE: #

(SEE ADDITIONAL RAP NOTES ON THIS SHEET AND CROSS SECTIONS ON OTHER SHEETS FOR FURTHER DETAILS)

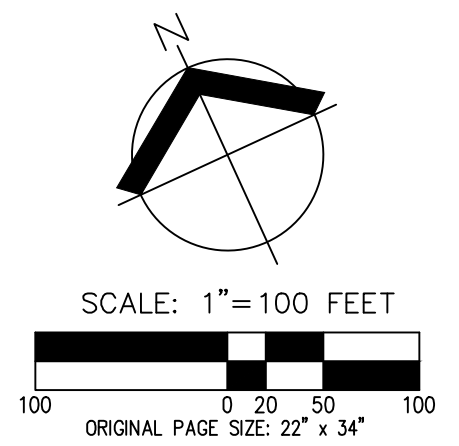
- EXCAVATE "EXCAVATE AND LANDFILL" AREA TO A MINIMUM 12" DEEP AND HAUL OFF-SITE TO AN APPROVED LANDFILL AS "SPECIAL WASTE".
 - STRIP "CONSOLIDATE AND CAP" AREAS TO THE DEPTHS SHOWN AND PLACE IN "NEW CAP" AREA. COMPACT TO 85% PER ASTM D698 (STANDARD PROCTOR).
 - PLACE CLEAN FILL FROM ON-SITE APPROVED STOCKPILES AS CAP IN "NEW CAP" AREA TO A MINIMUM 2.0' THICK.
 - GRADE (CUT/FILL) IN "CONSOLIDATE AND CAP", "EXCAVATE AND LANDFILL", AND OTHER NON-COLORED AREAS. PLACE FILL AS STRUCTURAL FILL WITH COMPACTION OF 95% PER ASTM 698 (STANDARD PROCTOR).
 - GRADE WETLANDS AS SHOWN. PLACE EXCAVATED MATERIAL IN SPOILS PILES.*
- * WETLAND MITIGATION/CREATION AREA GRADING DESIGNED TO BE GRADED SEPARATELY AND AFTER "CONSOLIDATE AND CAP" GRADING. IF CONTRACTOR PREFERS TO GRADE THESE AREAS AT THE SAME TIME, PLEASE CONTRACT THE PROJECT ENGINEER, TO UPDATE/COMBINE THE GRADING SURFACES.



MOLALLA AVENUE
(MARKET ROAD NO. 25)

LEGEND

NEW CAP AREA		EXISTING GROUND CONTOUR (1 FT)	---399---
UPGRADE CAP		EXISTING GROUND CONTOUR (5 FT)	---400---
EXCAVATE AND LANDFILL		FINISHED GRADE CONTOUR (1 FT)	---399---
CONSOLIDATE AND CAP		FINISHED GRADE CONTOUR (5 FT)	---400---
CARBON TREATMENT		FINISHED WETLAND GRADE CONTOUR (1 FT)	---399---
BEAR CREEK		FINISHED WETLAND GRADE CONTOUR (5 FT)	---400---
EXISTING WETLAND AREA (SEE SHEET C004 FOR MORE INFORMATION)		DISTURBANCE BOUNDARY	--- ---
		FUTURE WETLAND AREA	--- ---
		COMPACTED EARTH CONSTRUCTION ACCESS ROAD	
		WETLAND CREATION/MITIGATION AREA	



AKS
AKS ENGINEERING & FORESTRY, LLC
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ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**FORMER AVISON MILL
CONSTRUCTION PLANS**

MOLALLA OREGON

TAX LOT 119 TAX MAP 52E16AC
TAX LOT 134 TAX MAP 52E16AC
TAX LOT 121 TAX MAP 52E16AC
TAX LOT 122 TAX MAP 52E16AC
TAX LOT 123 TAX MAP 52E16AC
TAX LOT 124 TAX MAP 52E16AC
TAX LOT 125 TAX MAP 52E16AC
TAX LOT 126 TAX MAP 52E16AC
TAX LOT 132 TAX MAP 52E16AC
TAX LOT 5000 TAX MAP 52E16AC
TAX LOT 5100 TAX MAP 52E16AC
TAX LOT 5200 TAX MAP 52E16AC
TAX LOT 5300 TAX MAP 52E16AC
TAX LOT 2400 TAX MAP 52E16

**CONSTRUCTION
MANAGEMENT PLAN**

DESIGNED BY: LTP
DRAWN BY: AC
MANAGED BY: JDR
CHECKED BY: MBH
DATE: 02/16/2024

REGISTERED PROFESSIONAL
PRELIMINARY
CONSTRUCTION
CROSS-CHECKED BY: RAUSCH

RENEWAL DATE: 12/31/24

REVISIONS

JOB NUMBER
7874

SHEET
C003

AKS DRAWING FILE: 7874 CON-MANAGEMENT.DWG | LAYOUT: GRADE



Oregon

Tina Kotek, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD

February 11, 2025



Dan Zinder
City of Molalla
117 N. Molalla Ave
Molalla, Oregon 97038

By email: dzinder@cityofmolalla.com

RE: City of Molalla Economic Opportunities Analysis File No. 21-16

Dear Mr. Zinder,

Please add the following comments to the record for Local File 21-16 Economic Opportunity Analysis (EOA).

DLCD has reviewed the revised EOA adoption package posted on the city's website on Friday, February 7, and we have the following comments for the city:

Page 96 of the agenda packet states "*There is a need for additional sites of 5+, 10+ and 20+ acres for commercial users, and 10+, 20+ and 30+ acres for industrial users (Figures 7.7 and 7.8).*" It is our understanding that the City's intent is to identify larger industrial sites to add to the Urban Growth Boundary (UGB) through a UGB amendment to ensure such sites are available for future industrial uses. If so, the EOA needs to describe exactly what the employment land need is. We think there is enough analysis and evidence in the document to support a conclusion of the need for larger sites, but it is important to state what specifically the conclusion is in terms of number of sites and their sizes; otherwise it will be a more difficult to make the case for a UGB expansion with those larger parcels.

In June 2024, we provided a comment on the Buildable Lands Inventory inquiring whether there are sites with multiple parcels under the same ownership that could be counted as single larger sites. The Avison Mill site, which contains multiple parcels but is under the same ownership according to the map on page 124 of your packet, appears to be identified as multiple smaller parcels based on the map on page 123 of your agenda packet. We have also shared documentation from DEQ showing that 17 of the 51 acres of that site are planned to be maintained and protected as wetland – for your convenience this map is attached to this letter. While these plans may not be fully approved yet, we think it may still be reasonable to use the plans for purposes of the buildable lands inventory. In summary, it appears the Avison Mill site

might provide an industrial site of 25+ acres, even after removing the 17-acres of protected wetland. The current EOA does not reflect that a 25+ acre industrial site exists in the UGB.

Please remember that DLCD reviews each work task in your sequential UGB work program “in the manner of periodic review.” This means that once adopted locally, the city is required to send a specific notice (Form 4B, which we will provide) and anyone who participated in the local process has the opportunity to submit objections to DLCD. Once the 21-day objection period is over, DLCD reviews the submittal (and any objections received) for compliance with the Statewide Planning Goals and associated rules. DLCD may then approve or remand the local decision.

We note that there are no findings in the staff report for the Division 9 rules that implement Goal 9. It is helpful to have clear findings so DLCD can follow the breadcrumbs and understand how the city reached the conclusions in the EOA, especially if we receive objections.

Please feel free to contact me at (971) 345-1987 kelly.reid@dlcd.oregon.gov if you have any questions.

Sincerely,

Kelly Reid, AICP
Regional Representative
DLCD

Attachments:

A. Avison Mill site plan

cc: Leigh McIlvaine, DLCD Employment Land specialist
Kevin Young, DLCD Goal 14 specialist