



City of Molalla
City Council – Work Session
Minutes – September 25, 2024
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Work Session of September 25, 2024 was called to order by Mayor Scott Keyser at 6:00pm.

COUNCIL ATTENDANCE

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

STAFF IN ATTENDANCE

Dan Huff, City Manager; Assistant City Manager, Mac Corthell; Dan Zinder, Senior Planner; Records Specialist, Crystal Robles.

DISCUSSION ITEMS

A. Commercial Overlay Zone – Zone Change Discussion (Zinder)

Dan Zinder, Senior Planner delivered a presentation to the City Council and staff regarding Commercial Overlay Zone- Zone Changes discussion. The presentation was conducted via PowerPoint and is attached to the Meeting Minutes and Work Session Agenda Packet.

Following the presentation, Mayor Scott Keyser inquired whether residents affected by these changes had been notified. Assistant City Manager, Mac Corthell, clarified residents had not yet been informed, as the matter is still under discussion. However, Mr. Corthell emphasized there would be no detriment to property owners. Mr. Zinder added, should an ordinance be drafted, property owners would be contacted promptly.

Mayor Keyser and most Council members shared concern around the potential development of additional apartments in the city with this Zone Change, which may reflect negatively among the community. Mr. Corthell indicated that further research is needed, and consulting the City Attorney would be beneficial for clarification on parameters. He noted that this Work Session is an opportunity to gather questions and concerns. (A small frog briefly interrupted the session 😊)

Council President Jody Newland pointed out two maps included in the presentation: one depicting fewer red parcels and another highlighting more parcels outlined in red. Assistant City Manager, Mac Corthell, informed it was Planning Commission's recommendation to include more parcels in this potential Zone Change. He stated he agreed with adding more parcels, as an example: smaller lots along HWY 211 currently have limited development opportunities due to their zoning. Mr. Zinder confirmed that minimum and maximum size requirements could be determined as stipulations in future discussion. Councilor Botsford raised concern on numerous lots being undevelopable under current zoning regulations. Mayor Keyser mentioned the 'taco truck' lot at the corner of HWY 211 and Hart St. Mr. Corthell reassured him that the parcel was included on the map, likely due to size considerations, and shared that the proposed changes would ultimately benefit existing property owners by allowing for greater zoning flexibility.

The Council reached a consensus to proceed with additional research and to seek answers to current questions surrounding flexibility in zoning, parcel sizes, as well as apartment development details in zone proposal with City Attorney.

[For the complete video account of the Work Session, please go to YouTube "Molalla City Council Work Session – September 25, 2024"](#)

ADJOURN

Mayor Keyser adjourned the Work Session at 6:25pm.



Scott Keyser, Mayor

PREPARED BY:



Crystal Robles, Records Specialist

ATTEST:



Christie Teets, CMC, City Recorder