



City of Molalla
City Council – Work Session
Minutes – November 13, 2024
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Work Session of November 13, 2024 was called to order by Mayor Scott Keyser at 6:30pm.

COUNCIL ATTENDANCE

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

STAFF IN ATTENDANCE

City Manager, Dan Huff; Assistant City Manager, Mac Corthell; City Recorder, Christie Teets; Community Development Technician, Jessica Wirth

DISCUSSION ITEMS

A. Farmstands as Home Occupations - Molalla Municipal Code

Assistant City Manager Mr. Corthell read the staff report to the City Council, summarizing that the Oregon Revised Statutes and Administrative Rules allow exceptions for Farm Direct sales and Cottage Kitchens, creating a separate regulatory scheme for these types of operations. However, the Molalla Municipal Code does not permit Farmstands as Home Occupations or allow Cottage Kitchens to sell on-site. Currently, there is at least one Farmstand operating on a residential property, but it is in violation of the city's code, despite being exempt under state law.

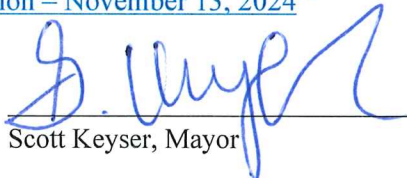
Assistant City Manager Corthell went on to briefly note a few City Code provisions that restrict home occupation uses, particularly focusing on the exemptions provided by Oregon Revised Statutes (ORS) for farm direct sales and cottage kitchens. While these exemptions allow producers to sell farm products without needing a business license, the City's Development Code does not align with this. The City Code restricts activities like retail sales on-site and visible storage of products. Mr. Corthell explained that staff had noticed this disconnect and requested guidance from the Council before proceeding further. No additional work was done, aside from research, as staff is waiting for direction from Council. Mr. Corthell shared his confidence that, based on his brief review of the relevant statutes, it may be possible to create a regulatory framework that could authorize farm direct sales and cottage kitchens in the City.

The City Council reached a consensus to direct staff to proceed with drafting the necessary regulatory changes and begin discussion process at future follow-up work sessions, to be scheduled, to refine provisions. Enforcement actions against any existing farm stand operations would be suspended until the Council has finalized the new regulations.

ADJOURN

Mayor Keyser adjourned the Work Session at 6:40pm.

For the complete video account of the Work Session, please go to YouTube
[“Molalla City Council Work Session – November 13, 2024”](#)


Scott Keyser, Mayor

PREPARED BY:


Crystal Robles, Records Specialist

ATTEST:


Christie Teets, CMC, City Recorder