



City of Molalla  
 City Council – Work Session  
 Minutes – February 26, 2025  
 Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

**CALL TO ORDER**

The Molalla City Council Work Session of February 26, 2025 was called to order by Mayor Scott Keyser at 6:00pm.

**COUNCIL ATTENDANCE**

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

**STAFF IN ATTENDANCE**

City Manager, Dan Huff; Assistant City Manager, Mac Corthell; City Recorder, Christie Teets; Senior Planner Dan Zinder, and Jamie Viveiros, Associate Planner, and Sam Miller, Section Engineering Manager

**DISCUSSION ITEMS**

A. Urban Growth Boundary - Efficiency Measures

Senior Planner, Dan Zinder led Staff Report discussion on Molalla’s Urban Growth Boundary (UGB) Efficiency Measures, in line with ORS 197.296, which requires considering more efficient land use within UGBs before expanding them. Efficiency measures are expected to be adopted by March 2025. The Housing Needs Analysis (HNA) shows a significant residential land deficit, while the Economic Opportunities Analysis (EOA) shows a slight commercial land deficit and an industrial land surplus. However, the industrial surplus does not address the need for larger industrial sites.

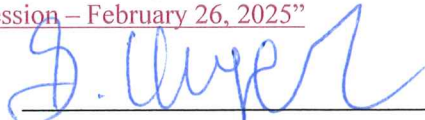
Assistant City Manager Corthell elaborated further explaining the Urban Growth Boundary process begins with a Housing Needs Analysis and a Buildable Land Inventory, which determines the land shortage for residential and employment needs (both industrial and commercial). Currently, there is a shortage of commercial and residential land, but an excess of industrial land. State regulations limit expanding Urban Growth Boundaries to preserve farmland and forests, so the focus shifts to increasing land efficiency. This is done by adjusting zoning codes, such as allowing greater building heights in residential zones. Residential land needs can be reduced by allowing more units in existing areas. One proposed change is moving accessory dwelling units (ADUs) to a Type 1 procedure for faster processing, as it involves clear and objective standards. This would streamline permitting without sacrificing standards. Mr. Corthell shared the City is also looking at a significant zoning issue, particularly in areas where residential and industrial zones are mixed. The goal is to clean up urban design by re-zoning some industrial land to residential or commercial, reducing the need for expansion and improving land use. In summary, the focus is on optimizing current land use through zoning adjustments instead of expanding boundaries, addressing the City’s land needs and urban design issues.

After thorough detailed discussion consensus was reached regarding Area 1 to remain the same, Area 2 designated for residential, and Area 3 will be a mix of residential and commercial use. *For a full account of the discussion between City staff and City Council, please refer to the YouTube video recording.*

**ADJOURN**

Mayor Keyser adjourned the Work Session at 7:07pm.

For the complete video account of the Work Session, please go to YouTube  
[“Molalla City Council Work Session – February 26, 2025”](#)

  
 Scott Keyser, Mayor

PREPARED BY:

  
 Crystal Robles, Records Specialist

ATTEST:

  
 Christie Teets, CMC, City Recorder