



City of Molalla

Joint Session of the Molalla City Council and Planning Commission

Minutes – November 19, 2025

Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Joint Meeting of the Molalla City Council and Planning Commission of November 19, 2025 was called to order by Mayor Scott Keyser at 6:30pm.

COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Eric Vermillion, Councilor Leota Childress, Councilor Terry Shankle, Councilor Doug Gilmer, Councilor Martin Bartholomew, and Councilor K.C. Bisenius.

PLANNING COMMISSION ATTENDANCE

Planning Chair Doug Eaglebear, Planning Commissioner Clint Ancell, Planning Commissioner Martin Ornelas, Planning Commissioner David Potts, Planning Commissioner Brady Rickey and Planning Commissioner Connie Sharp.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Planning Manager, Dan Zinder; Associate Planner, Clarissa Davis; and Christie Teets, City Recorder.

PUBLIC COMMENT

Corwin DiMeo, Molalla, OR: commented on the proposed UGB expansion, reiterating concerns that it's based on flawed COVID-era population forecasts that have since been corrected to show much lower growth. He cautioned that using invalid population data could undermine the City's legal basis for the expansion and result in a worst-case scenario forcing expansion into less desirable southern lands.

Jim Gilbert, Molalla, OR: commented in support of Oregon Agriculture with concerns of using outdated population data in the planning process. He noted the 2020 PSU forecast projected a 50% population increase (10,000 to 15,000 people) and 2024 revisions reduced those numbers by about 50% and strongly encouraged using the updated numbers to protect air/water quality, reduce traffic, preserve farmland, and keep the Urban Growth Boundary compact.

City Recorder, Christie Teets, shared Public Comment submissions received via email were shared with Council and Commission. Further noting comments will be added to final agenda packet minutes.

GENERAL BUSINESS

A. Mobile Food Unit – Code Amendment Discussion

Mr. Zinder explained that after four years of working with the City's first food cart standards, staff identified areas for improvement to streamline the approval process for mobile food units, which are vital to commercial communities. Associate Planner Clarissa Davis presented proposed amendments to address confusion in the current Code by: separating land use approval from mobile food unit approval to streamline for approved properties; eliminate redundant standards overseen by Clackamas County Health Authority and Molalla Fire District; and create two simplified tracks an accessory use track for food carts on existing business parking lots and a primary use track for undeveloped properties or food cart pods requiring site design review to address infrastructure needs.

Council asked if there were any food carts waiting to apply under the new standards and Ms. Davis explained she has only answered questions regarding mobile food units and the current process. The proposed changes clarify that the property owner addresses land-use approval and the food cart manages business licensing separately. Council asked whether food carts would be self-contained or connected to City systems. Ms. Davis explained if a mobile food unit wanted to connect to City water and sewer services, they would be required to pay System Development Charges (SDC's) for the increased strain on City infrastructure, however, self-contained units that don't connect would not need to pay those charges and fees would be significantly less. *(For full detailed conversation please revisit Youtube minutes 09:00-20:21)*

B. Urban Growth Boundary (UGB) Update

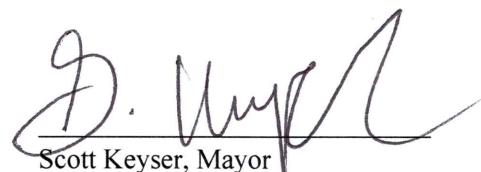
Mr. Zinder provided update regarding the Urban Growth Boundary (UGB) amendment work plan. The seven-part work plan includes: the Work Plan (2023), Housing Needs Analysis (2023), Housing Production Strategy (HPS) (remanded by DLCD in August, draft expected January 2026, final approval anticipated late spring 2026), Economic Opportunities Analysis (EOA) (March 2025), Efficiency Measures, Goal 14 Analysis (completed June 2025, being reopened for amendment with revisions expected February 2026), and final UGB adoption (anticipated June 2026). The HPS remand requires four conditions be met: robust analysis of benefits/burdens to priority populations, incentives for accessible/affordable housing, identifying affordable housing policies, and shifting from "zombie housing" to stressed property management. Additional requirements include increasing R3 zone density from 8-24 to 12-40 units and adopting middle housing land division standards. The City received a DLCD grant to examine expansion costs (south versus north/west) per the Governor's Office request to ensure infrastructure costs don't undermine affordable housing goals. Planning Manager Zinder also discussed owner comments to DLCD expressing concerns about ambiguous review standards and advocating financial constraints for urban reserves should apply to UGB analysis. (For full detailed discussion by Council, Commission, and staff please watch YouTube minutes 29:06 - 01:04:03)

ADJOURN

Mayor Keyser adjourned the Joint Meeting of the Molalla City Council and Planning Commission at 7:27pm.

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

["City of Molalla | Oregon – Molalla City Council Joint Session for November 19, 2025"](#)



Scott Keyser, Mayor

PREPARED BY:

Crystal Robles
Crystal Robles, Deputy City Recorder

ATTEST:

Christie Teets
Christie Teets, CMC, City Recorder

Attachments:

- Emailed Public Comment – Mr. Corwin DiMeo regarding Urban Growth Boundary (UGB) process.
- Emailed Public Comment – Mr. Jim Gilbert regarding Urban Growth Boundary (UGB).