



**CITY OF MOLALLA
CITY COUNCIL REGULAR MEETING
EXECUTIVE SESSION IMMEDIATELY FOLLOWING
AGENDA**

Molalla Civic Center - 315 Kennel Avenue - Molalla
Wednesday | October 14, 2026 | 6:00 PM

NOTICE: City Council will hold this meeting in-person and through video Live-Streaming on the City's YouTube Channel. Written comments may be delivered to City Hall or emailed to recorder@cityofmolalla.com. Submissions must be received by 12:00 p.m. the day of the meeting.

This institution is an equal opportunity employer.

1. CALL TO ORDER AND FLAG SALUTE

2. ROLL CALL

3. CONSENT AGENDA

- | | |
|--|--------|
| A. <u>Resolution No. 2026- 26</u> : Approving a Contract for Landscape Architectural Design Services | Pg. 3 |
| B. Work Session Meeting Minutes – August 26, 2026 | Pg. 19 |
| C. City Council Meeting Minutes – August 26, 2026 | Pg. 20 |
| D. Work Session Meeting Minutes – September 9, 2026 | Pg. 25 |
| E. City Council Meeting Minutes – September 9, 2026 | Pg. 26 |
| F. City Council Meeting Minutes – September 23, 2026 | Pg. 32 |

4. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

5. PUBLIC COMMENT

(Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Council does not generally engage in dialogue with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Council.)

6. PUBLIC HEARINGS

7. ORDINANCES AND RESOLUTIONS

8. GENERAL BUSINESS

- A. Oregon Department of Fish & Wildlife (ODFW) Water Use for Fire Response & Training Pg. 212

9. STAFF COMMUNICATION

10. COUNCIL COMMUNICATION

11. RECESS INTO EXECUTIVE SESSION

Held pursuant to ORS 192.660(2):

(h) To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

12. RECONVENE REGULAR SESSION

13. ADJOURN

Agenda posted at City Hall, Library, and the City Website at <http://www.cityofmolalla.com/meetings>. This meeting location is wheelchair accessible. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-829-6855.



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Consent Agenda

Agenda Date: October 14, 2026

From: Mac Corthell, Assistant City Manager

Approved by: Dan Huff, City Manager

SUBJECT: Resolution No. 2026-26 - Contract Award for Landscape Architectural Services for Clark Park Sports Fields, Project 22-23

FISCAL IMPACT: Not to exceed \$97,840.75 (fully budgeted)

RECOMMENDATION/RECOMMEND MOTION: Accept the bid and award the contract to Harper Houf Peterson Righellis Inc. (HHPR) in the amount of, and not to exceed, \$97,840.75.

I move the City of Molalla, Oregon to adopt Resolution 2026-26, A RESOLUTION OF THE CITY OF MOLALLA, OREGON APPROVING A CONTRACT FOR LANDSCAPE ARCHITECTURAL DESIGN SERVICES

BACKGROUND: On February 12, 2025, the City Council adopted the updated the Parks, Recreation and Trails System Master Plan. The plan includes, in pertinent part, an updated Parks Capital Plan. The updated capital plan highlights two significant initiatives related to this resolution: Project S9, which entails conducting a detailed feasibility study for developing sports fields in the north annex of Clark Park, and Project P5, aimed at enhancing the ball fields and other related areas of the park.

A professional landscape architectural firm will develop a preliminary design and construction cost estimates for various layout alternatives for the Clark Park Sports Fields. This project will be divided into three main phases as described below. **This resolution and contract is only for the Phase 1 work:**

- Phase 1 will involve creating a preliminary design and preliminary budget.
- Phase 2 will focus on final design, a detailed budget estimate, funding acquisition, and bid documents.
- Phase 3 will include the actual construction of improvements.

The Following Proposals were received through the procurement process:

- Cameron McCarthy
- Dougherty Landscape Architects (DLA)
- Harper Houf Peterson Righellis Inc. (HHPR)
- Mackenzie
- NV5, Inc.

*Note – Architectural services are in the class of contracts that cannot be initially based on pricing policies. Costs are negotiated after a consultant is selected based on their qualifications.



RESOLUTION NO. 2026-26

A RESOLUTION OF THE CITY OF MOLALLA, OREGON APPROVING A CONTRACT FOR LANDSCAPE ARCHITECTURAL DESIGN SERVICES

WHEREAS, the City of Molalla (City) desires to advance planning and preliminary design efforts for the Clark Park Sports Fields Project to evaluate potential improvements, establish project scope, and develop preliminary cost estimates to inform future budgeting and capital improvement decisions; and

WHEREAS, the City has identified a need for professional landscape architectural services to prepare conceptual designs and preliminary cost estimates for the proposed improvements; and

WHEREAS, ORS 279C.100 through 279C.120 govern the procurement of landscape architectural services; and

WHEREAS, the City conducted a formal competitive procurement process in accordance with OAR 137-048-0220; and

WHEREAS, following completion of the procurement process, HHPR was selected as the preferred consultant based on qualifications, experience, and demonstrated ability to provide the requested services; and

WHEREAS, the City has negotiated a professional services contract with HHPR for the preparation of conceptual landscape architectural designs and preliminary project cost estimates, in an amount not to exceed \$97,840.75; and

WHEREAS, the City Council finds that approval of the professional services contract is in the public interest and will support informed decision-making regarding the future development and funding of the Clark Park Sports Fields Project.

Now, Therefore, the City of Molalla Resolves:

Section 1. Contract Approval. The City Council hereby approves the professional services contract between the City of Molalla and HHPR for landscape architectural concept design and preliminary cost estimating services, substantially in the form attached hereto as Exhibit A and incorporated herein by this reference, in an amount not to exceed \$97,840.75.

Section 2. Authorization to Execute. The City Manager is hereby authorized to execute the professional services contract on behalf of the City, including any minor or administrative modifications necessary to finalize the agreement, provided such modifications do not materially alter the scope of services or increase the total authorized contract amount.

Section 3. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council.

Signed this 14th day of October 2026.

Scott Keyser, Mayor

ATTEST:

Christie Teets, CMC
City Recorder

DRAFT

**CITY OF MOLALLA, OREGON
PERSONAL SERVICES AGREEMENT**

The City of Molalla, Oregon ("City") and Harper Houf Peterson Righellis Inc. ("Consultant") enter into this Agreement on ____ day of _____, 2026 ("Effective Date").

WHEREAS, City and Consultant believe it in their respective and mutual interests to enter into a written Agreement setting out their understandings concerning Consultant's provision of Landscape Architecture Services as more fully set out in Exhibit A attached hereto.

1. Term

This Agreement runs from the Effective Date through and including June 30, 2026 unless sooner terminated consistent with the provisions of this Agreement or extended through a written amendment.

2. Consultant's Service

The scope of Consultant's services and time of performance under this Agreement are set forth in Exhibit "A". All provisions and covenants contained in Exhibit A are incorporated by reference and are a part of this Agreement as if fully set forth.

Any conflict between this Agreement and Exhibit A shall be resolved first in favor of this written Agreement. Consultant will, in the rendering of services to City, use its best efforts and due diligence and provide such personnel as are necessary to successfully provide the services covered. The parties may only change the scope of services through written Amendment.

3. Consultant Identification

Consultant's employer identification number, as designated by the Internal Revenue Service, is _____.

4. Compensation

City agrees to pay Consultant at the times and in the amounts set out in Exhibit "A". The total amount payable will not exceed \$97,840.75.

5. Project Managers

City's Project Manager is Sam Miller. Consultant's Project Manager is Beau Braman, PE. Each party shall give the other written notification of any change in their respective Project Manager(s).

6. Project Information

Consultant agrees to share all project information, to fully cooperate with all corporations, firms, contractors, governmental entities and persons involved in or associated with the Clark Park Sports Fields Project ("Project") for which the Consultant's services are provided.

No information, news or press release(s) related to the project shall be made to representatives of newspapers, magazines, television and/or radio stations or any other news medium without the prior authorization of City's Project Manager.

7. Duty to Inform

Consultant shall give prompt written notice to City's Project Manager if at any time during the performance of this Agreement, Consultant becomes aware of actual or potential problems, faults or defects in the Project, any nonconformity with the Agreement or with any federal, state or local law, rule or regulation or has any objection to any decision or order made by City.

Any delay or failure on the part of City to provide a written response to Consultant shall constitute neither agreement with nor acquiescence in Consultant's statement or claim and shall not constitute a waiver of any of City's rights.

8. Consultant is Independent Contractor

Consultant is an independent contractor for all purposes and shall be entitled to no compensation other than the compensation expressly provided by this Agreement. Consultant hereby expressly acknowledges and agrees that as an independent contractor, Consultant is not entitled to indemnification by the City or the provision of a defense by the City under the terms of ORS 30.285. This acknowledgment by Consultant shall not affect his/her independent ability (or the ability of his/her/its insurer) to assert the monetary limitations found at ORS 30.270, the immunities listed at ORS 30.265 or other limitations affecting the assertion of any claim under the terms of the Oregon Tort Claims Act (ORS 30.260 to ORS30.300).

9. Overtime

Any person employed on work under this Agreement, other than a person subject to being excluded from the payment of overtime pursuant to either ORS 653.010 to 653.261 or 29 USC§201 to 209, shall be paid at least time and a half for all overtime worked in excess of 40 hours in any one week.

10. Indemnity and Insurance

- i. **Indemnity:** Unless otherwise limited by ORS 30.140, Consultant shall indemnify and hold the City, its elected officials, officers, agents, volunteers, and employees harmless from and against any and all claims, actions, proceedings, judgments, losses, injuries, damages, costs, expenses, and liabilities, including court costs and attorney's fees (collectively, "Claims"), arising out of, or resulting directly or indirectly from, the professional negligent acts, errors or omissions of Consultant or its subcontractors, suppliers, agents or employees in performance of professional services under this Agreement. Where limited by ORS 30.140, Consultant's duty to defend the City against a claim for professional negligence and relating to the professional services provided by Consultant shall not arise until Consultant's liability or fault is determined by adjudication or alternative dispute resolution or otherwise resolved by settlement agreement, and such obligation shall not exceed the proportionate fault of Consultant.

Consultant shall indemnify, defend, and hold the City, its elected officials, officers, agents, volunteers, and employees harmless from and against any and all Claims to the extent they arise out of, or result directly or indirectly from, all other acts or omissions of the Consultant, or any of its subcontractors, suppliers, agents or employees arising in connection with the performance of this Agreement that are not otherwise identified in Subsection (i) of this Section.

The obligations of the indemnifications extended by the Consultant to the City shall survive the termination or expiration of this Agreement.

- ii. Liability Insurance: Consultant shall maintain occurrence form commercial general liability and automobile liability insurance for the protection of Consultant, City, its Councilors, officers, agents and employees. Coverage shall include personal injury, bodily injury (including death) and broad form property damage, including loss of use of property, occurring in the course of or in any way related to Consultant's operations, in an amount not less than Two Million dollars (\$2,000,000.00) combined single limit per occurrence. Such insurance shall name City as an additional insured.
- iii. Errors & Omissions Insurance: Consultant shall maintain professional liability insurance in the amount of not less than \$2,000,000 per claim. Consultant shall keep in force the professional liability policy for at least 24 months after the expiration of the Agreement with City. In any case, Consultant shall notify City in the event of a cancellation or reduction in limits. Unless such cancellation or reduction is immediately cured by Consultant, such cancellation or reduction constitutes a breach of this Agreement.
- iv. Workers' Compensation Coverage: Consultant certifies that Consultant has qualified for State of Oregon Workers' Compensation coverage for all Consultant's employees who are subject to Oregon's Workers' Compensation statute, either as a carrier-insured employer as provided by ORS 656.407, or as a self-insured employer. Consultant shall provide to City within ten (10) days after Agreement award a certificate of insurance evidencing coverage of all subject workers under Oregon's Workers' Compensation statutes insured by an insurance company satisfactory to City, if any. The certificate and policy shall indicate that the policy shall not be terminated by the insurance carrier without thirty (30) days' advance written notice to City. A copy of the certificate of self-insurance issued by the State shall be provided to City if the Consultant is self-insured.
- v. Certificates: Consultant shall furnish City certificates evidencing the date, amount, and type of insurance required by this Agreement. All policies will provide for not less than thirty (30) days' written notice to City before they may be canceled.
- vi. Primary Coverage: The coverage provided by insurance required under this Agreement shall be primary, and any other insurance carried by City shall be excess.

11. Work is Property of City

All work, including but not limited to documents, drawings, papers, computer programs, and photographs, performed or produced by Consultant under this Agreement shall be the property of City.

12. Law of Oregon

The Agreement shall be governed by the laws of the State of Oregon, without regard to conflict of laws principles. Venue shall be in Clackamas County, Oregon.

13. Errors

Consultant shall perform such additional work as may be necessary to correct errors in the work required under this Agreement without undue delay and without additional cost.

14. Extra or Changes in Work

Only the City Manager or Project Manager may authorize extra (and/or change) work. Failure of Consultant to secure authorization for extra work shall constitute a waiver of all right to adjustment in the Agreement price or Agreement time due to such unauthorized extra work and Consultant thereafter shall be entitled to no compensation whatsoever for the performance of such work.

15. Successors and Assignments

- i. Both City and Consultant bind themselves and any partner, successor, executor, administrator, or assign to this Agreement.
- ii. Neither City nor Consultant shall assign or transfer their interest or obligation hereunder in this Agreement without the written consent of the other party. Except for subconsultants identified in Exhibit A, Consultant must seek and obtain City's written consent before subcontracting any other part of the work required of Consultant under this Agreement. Any assignment, transfer or subcontract attempted in violation of this subparagraph shall be void.

16. Records

- i. Consultant shall retain all books, documents, papers and records directly pertinent to this Agreement for at least three (3) years after City makes final payment on this Agreement and all other pending matters are closed.
- ii. Consultant shall allow City (or any of its authorized representatives) to audit, examine, copy, take excerpts from or transcribe any books, documents, papers or records subject to the foregoing retention requirement.

17. Breach of Agreement

- i. Consultant shall remedy any breach of this Agreement within the shortest reasonable time after Consultant first has actual notice of the breach or City notifies Consultant of the breach, whichever is earlier. If Consultant fails to remedy a breach consistent with this paragraph, City may terminate that part of the Agreement affected by the breach upon written notice to Consultant, may obtain substitute services in a reasonable manner and recover from Consultant the amount by which the price for those substitute services exceeds the price for the same services under this Agreement.
- ii. If the breach is material and Consultant fails to remedy the breach in accordance with this paragraph, City may declare Consultant in default and pursue any remedy available for a default.
- iii. Pending a decision to terminate all or part of this Agreement, City unilaterally may order Consultant to suspend all or part of the services under this Agreement. Should City terminates all or part of the Agreement pursuant to this paragraph, Consultant shall be entitled to compensation only for services rendered prior to the date of termination but not for any services rendered after City ordered suspension of those services. If City suspends certain services under this Agreement and later orders Consultant to resume those services, Consultant shall be entitled to reasonable damages actually incurred, if any, as a result of the suspension.
- iv. To recover amounts due under this paragraph, City may withhold from any amounts owed by City to Consultant, including but not limited to, amounts owed under this or any other Agreement between Consultant and City.

18. Mediation/ Trial without a jury

Should any dispute arise between the parties to this Agreement concerning their respective obligations of either or the terms hereof, it is agreed that such dispute will be submitted to a mediator prior to any litigation and the parties hereby expressly agree that no claim or dispute arising under the terms of this Agreement shall be resolved other than first through mediation and only in the event said mediation efforts fail, through litigation. Any litigation arising under or as a result of this Agreement shall be tried

to the court without a jury. Each party agrees to be responsible for payment of its own professional fees, including attorneys' fees in both mediation and litigation.

19. Termination for Convenience

The City may terminate all or part of this Agreement at any time for its own convenience by written notice to Consultant. Upon termination under this paragraph, Consultant shall be entitled to compensation for all services rendered prior to actual notice of the termination or the receipt of the City's written notice of termination, whichever is earlier, plus Consultant's reasonable costs actually incurred in closing out the Agreement. Consultant is not entitled to special or consequential damages upon termination, including lost profits.

20. Intellectual Property

The interest in any intellectual property, including but not limited to copyrights and patents of any type, arising from the performance of this Agreement shall vest in the City. Consultant shall execute any assignment or other documents necessary to effect this paragraph. Consultant may retain a nonexclusive right to use any intellectual property that is subject to this paragraph. Consultant shall transfer to the City any data or other tangible property generated by Consultant under this Agreement and necessary for the beneficial use of intellectual property covered by this paragraph.

21. Payment for Labor or Material

Consultant shall make payment promptly, as due, to all persons supplying to Consultant labor or material for the prosecution of the work provided for in this Agreement. (ORS 279B.220)

22. Contributions to the Industrial Accident Fund

Consultant shall pay all contributions or amounts due the Industrial Accident Fund from Consultant incurred in the performance of this Agreement, and shall ensure that all subcontractors pay those amounts due from the subcontractors. (ORS 279B.220)

23. Income Tax Withholding

Consultant shall pay to the Oregon Department of Revenue all sums withheld from employees pursuant to ORS 316.167. (ORS 279B.220)

24. Payment of Claims by City

If Consultant fails, neglects, or refuses to make prompt payment of any claim for labor or services furnished to Consultant or a subcontractor by any person in connection with this Agreement as the claim becomes due, the City may pay the claim to the person furnishing the labor or services and charge the amount of the payment against funds due or to become due to Consultant pursuant to this Agreement. The City's payment of a claim under this Paragraph shall not relieve Consultant or Consultant's surety, if any, from responsibility for those claims.

25. Hours of Labor

Consultant shall pay employees for overtime work performed under the terms of this Agreement in accordance with ORS 653.010 to ORS 653.261 and the Fair labor standards Act of 1938. (29 USC §§ 201 *et. seq.*)

26. Workers' Compensation

Consultant is a subject employer that will comply with ORS 656.017. Consultant warrants that all persons engaged in contract work and subject to the Oregon Workers' Compensation law are covered by a workers' compensation plan or insurance policy that fully complies with Oregon law. Consultant shall indemnify City for any liability incurred by City as a result of Consultant's breach of the warranty under this Paragraph. (ORS 279B.230)

27. Medical Care for Employees

Consultant shall make payment of all sums to any person, co-partnership, association or corporation, furnishing medical, surgical and/or hospital care incident to the sickness or injury of Consultant's employee(s), all sums which Consultant agrees to pay for such services and all monies and sums which Consultant collected or deducted from the wages of employees pursuant to any law or contract for the purpose of providing or paying for such service. (ORS 279B.230)

28. Modification / Amendment

Any modification of the provisions of this Agreement shall be reduced to writing and signed by authorized agents of City and Consultant.

29. No Waiver of Legal Rights

A waiver by a party of any breach by the other shall not be deemed to be a waiver of any subsequent breach.

30. Agreement is Personal

City and Consultant are the only parties to this Agreement and the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give or shall be construed to give any benefit or right (directly or indirectly) to third person(s) unless such third person(s) are individually identified by name in this Agreement (or by written Amendment) and expressly described as intended beneficiaries of the Agreement's terms.

31. Integration

This Agreement contains the entire agreement between City and Consultant and supersedes all prior written or oral discussions or agreements regarding the same subject.

[SIGNATURES ON FOLLOWING PAGE]

City of Molalla, Oregon	HHPR Inc.
Dan Huff City Manager	Beau Braman, PE Principal

SCOPE OF SERVICES

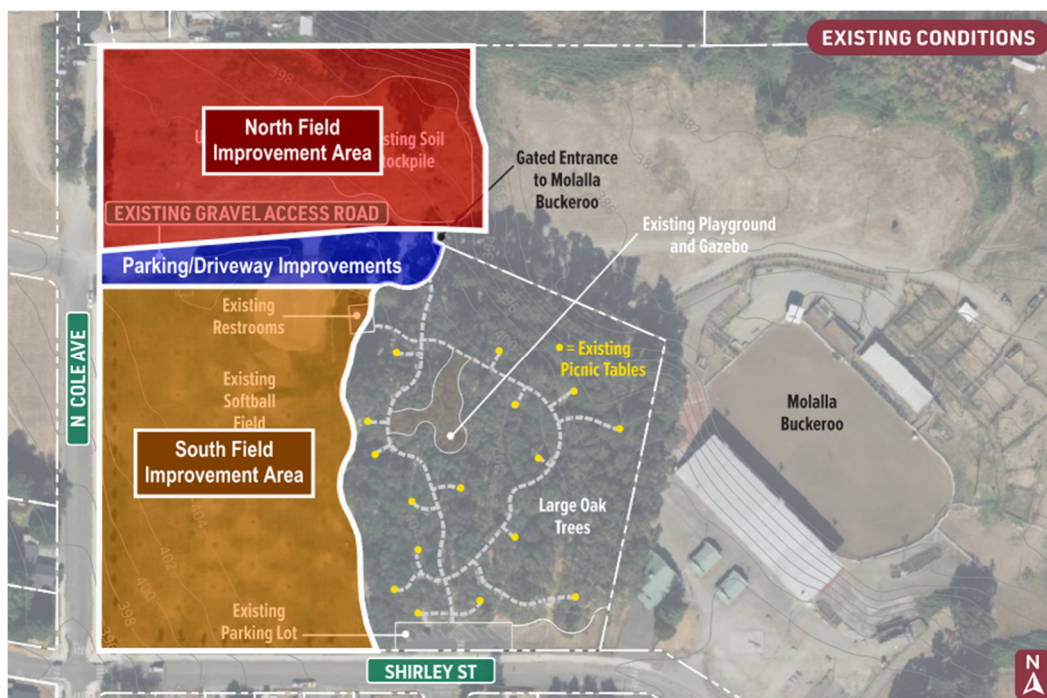
CLARK PARK IMPROVEMENTS

PHASE 1: PRELIMINARY DESIGN

PROJECT DESCRIPTION

Phase 1 of the Clark Park Improvements Project will include preliminary design services to develop two (2) park improvement layout alternatives for the City's review and final selection. The preliminary design will evaluate the following park improvements:

- Multi-Purpose Sports Fields in the North and South Field Areas (Evaluate Natural or Synthetic Surfacing)
- Parking, Access Drive & ADA Pathway Improvements
- Support Structures Including:
 - Storage Structures/Areas
 - Dugouts
 - Bullpens
 - Bleachers/Seating
 - Portable ADA Compliant Restrooms
 - Portable Concessions
- Sports Amenities & Equipment Including:
 - Protective Netting
 - Portable Fencing
 - Portable Mounds
 - Sports Field Lighting
 - Security Systems
- Utility Infrastructure Including:
 - Stormwater Management Facility
 - Water & Sanitary Services
 - Irrigation System Improvements/Repair
 - Power, Natural Gas & Franchise Utility Services/Relocations
 - Site Lighting



SCOPE OF SERVICES

The Consultant (HHPR) and sub-consultants will provide civil engineering, landscape architecture, geotechnical engineering, and electrical engineering services for the project as outlined in the following proposed tasks.

Task 1: Project Management

The Consultant will act as a manager of the Consultant's team, including any sub-consultants, taking responsibility for schedule management, quality control, budget tracking, and communication with City staff throughout the duration of the project. The Consultant will manage and coordinate all design and document preparation to ensure the project goals are met and deliverables are submitted in a timely manner. As part of Project Management and Coordination, the Consultant will complete the following Tasks:

Task 1.1: Project Administration

The Consultant will provide a Project Administration Plan to direct, coordinate, and monitor the project activities, including budget, schedule, and responsibilities in the contract with the City. The Consultant will manage the project throughout its duration and provide regular communication with the City's Project Manager. Responsibilities include:

- Maintaining and updating the project schedule
- Monitoring project budget and expenditures
- Coordinating all team members and subconsultants
- Preparing meeting agendas and distributing them prior to meetings
- Preparing meeting summaries and action items following meetings
- Maintaining project records and documentation
- Monthly progress updates shall be provided to the City

Task 1.1 Deliverables:

- Project Administration Plan submitted within 7 calendar days after Notice to Proceed (NTP)
- Project Design Schedule submitted within 7 calendar days after Notice to Proceed (NTP)
- Monthly Progress Reports

Task 1.2: Quality Assurance and Quality Control Reviews

The Consultant will conduct internal quality assurance and quality control (QA/QC) reviews of all deliverables prior to submittal and ensure conformance with applicable design standards. The consultant will include documentation of completed QA/QC reviews.

Task 1.2 Deliverables:

- Provide QA/QC checklist and certification/sign-off page with final alternatives deliverable

Task 1.3: Coordination Meetings

The Consultant will facilitate six (6) Coordination Meetings (bi-weekly) to review project progress, project challenges, and project findings. Below are HHPR's budgeting assumptions:

- **Coordination Meetings:** It is assumed the Coordination Meetings will be bi-weekly video conferences and that four (4) HHPR staff will attend the meeting (1-hour in length). A total of six (6) Coordination Meetings are anticipated for Phase 1 of the Project.

The Consultant will prepare a meeting agenda and distribute to the City's Project Manager prior to the meeting. Following each meeting, the Consultant will summarize the topics discussed and provide meeting minutes to the City's Project Manager for final review, editing and distribution to the team.

Task 1.3 Deliverables:

- Meeting agenda submitted electronically to City's Project Manager 2 business day prior to meeting.
- Draft meeting minutes submitted electronically to City's Project Manager and all other meeting participants within 3 business days of meeting.
- Final meeting minutes submitted electronically to City's Project Manager and all other meeting participants within 7 business days of meeting.

Task 2: Project Initiation

Task 2.1: Project Site Walk

The Consultant will initiate and coordinate a Project Site Walk with City staff and stakeholders. This meeting will allow the City to identify/introduce key stakeholders and observe the existing conditions, existing infrastructure, opportunities and constraints, and other aspects of the site.

Task 2.1 Deliverables:

- Draft meeting minutes submitted electronically to City's Project Manager and all other meeting participants within 3 business days of meeting.
- Final meeting minutes submitted electronically to City's Project Manager and all other meeting participants within 7 business days of meeting.

Task 2.2: Evaluate Existing Park Layout and Improvement Potential

The Consultant will review available topographic survey, site observations and photographs, available GIS and as-built information, and other relevant information to evaluate the site's potential challenges, constraints, and opportunities, as it pertains to the project's goals and objectives. The Consultant will develop a composite existing conditions base map and an exhibit illustrating the site's developable areas and maximum fields sizes/quantities that can be accommodated in the available space.

Task 2.2 Deliverables:

- Existing Park & Improvement Potential Exhibit

Task 3: Geotechnical Investigation

Task 3.1: Geotechnical Investigation & Report

Columbia West Engineering will characterize subsurface conditions and provide geotechnical design and construction recommendations for the proposed project. The scope of services will include the following:

- Review existing information available within the site vicinity.
- Coordinate and manage the field exploration program, which includes locating public and private utilities, coordinating site access, and scheduling subcontractors and Columbia West field staff.
- Excavate up to eight test pits to depths up to 11 feet below BGS. One to two test pits will be completed in the existing stockpile to determine if the soils are suitable for use as structural fill.
- Complete Dynamic Cone Penetrometer Testing (DCPT) in up to five of the test pits to provide near surface soil strength for pavement design

- Observe subsurface conditions, maintain continuous logs of the explorations, and collect soil samples at representative intervals.
- Perform geotechnical laboratory testing on select soil samples collected from the explorations. The specific tests will be selected based on the subsurface conditions encountered, but may include natural moisture content, gradation analysis, and Atterberg limits testing.
- Prepare a geotechnical report that includes the following:
 - Summary of subsurface soil and groundwater conditions at the site.
 - Foundation recommendations for small structures and pole foundations associated with the project.
 - Recommendations for slab subgrade preparation for park features.
 - Recommendations for use in the design of conventional retaining walls, including backfill, drainage requirements, and lateral earth pressures.
 - Recommendations for site preparation, including grading and drainage, stripping depths, fill type for imported material, compaction criteria, trench excavation and backfill, use of on-site soil, and wet/dry weather earthwork.
 - Recommendations for managing groundwater that may affect the performance of structures.
 - Seismic design parameters in accordance with ASCE-7-22.

Task 3.1 Deliverables:

- Draft Geotechnical Report in MS Word and PDF format
- Final Geotechnical Report in PDF format within 2 weeks of receipt of comments from Agency

Task 4: Preliminary Design

Task 4.1: Preliminary Design Alternatives

The Consultant will produce conceptual layout alternatives for the Park Improvements. The following concepts and design elements will be evaluated and/or considered in the concept alternatives:

- Multi-Use Sports Fields in the existing North Field Area
- Multi-Use Sports Fields in the existing South Field Area
- Entry Drive, Parking, & ADA Pathways
- Storm and Utility Services Including:
 - New or Relocated Sanitary & Water Services to Proposed or Existing Structures
 - Stormwater Conveyance & Management of Runoff from Proposed Fields, Parking, Driveway, Sidewalks, and Structures
 - Relocation or Protection of Existing Overhead Power and Franchise Utilities
 - New or Modified Irrigation System
 - Site & Field Lighting
- Support Structures Including:
 - Storage Structures/Areas
 - Dugouts
 - Bullpens
 - Bleachers/Seating
 - Portable ADA Compliant Restrooms
 - Portable Concessions
- Sports Amenities & Equipment Including:
 - Protective Netting

- Portable Fencing
- Portable Mounds
- Sports Field Lighting
- Security Systems
- Landscaping, Trees, and Planting Palette

The Consultant shall work with the City to refine the placement and layout of these amenities, recognizing that adjustments to the previously developed conceptual design may be necessary.

A preliminary cost estimate to Class 3 accuracy level will be provided for each option and will be broken out as a menu of alternatives with deduct costs assigned if removed. An appropriate construction cost index will be identified and provided.

The Consultant will prepare a Preliminary Storm Memorandum for the alternatives that outlines the proposed basin analysis, stormwater management approach for water quality and flow control, sizing calculations, and outfall evaluation.

Task 4.1 Deliverables:

- Draft Concept Sketches and Itemized Cost Estimates to Class 3 accuracy level for two (2) to four (4) layout alternatives
- Preliminary Site Plan and Cost Estimate to Class 3 accuracy level for two (2) layout alternatives
- Preliminary Storm Memorandum

Task 4.2: Public Open House

The Consultant will attend one (1) Public Open House to present to the City's citizens the two final alternatives as approved by the City of Molalla for a final presentation. The Consultant will document input received from the meetings and prepare written summaries. Additionally the Consultant will prepare:

- Colorized Project Site Plan Alternatives Graphics
- Project Fact Sheets
- Other Information Boards

The Agency will schedule, coordinate the location, and advertise the meeting to the Public.

For budgeting purposes, it is assumed that up to two (2) Consultant staff will attend the two-hour Public Open House.

Task 4.2 Deliverables:

- Provide electronic and hard copy of each exhibit and information graphic prepared under Task 4.2.
- Provide written meeting summaries electronically to City's Project Manager within 5 business days of the Public Open House.

Task 4.3: Final Design Alternatives

The Consultant will refine the design alternatives based on City and Public feedback and prepare up to two (2) Final Design Alternative Exhibits and Cost Estimates to be presented to City Council. The Final

Design Alternative Exhibits will be colorized 2D site plans illustrating the site layout and identifying key proposed features and amenities.

Task 4.3 Deliverables:

- Provide Colorized Final Layout Alternatives Exhibits with Preliminary Cost Estimates for up to two (2) layout alternatives

Task 4.4: City Council Meeting

The Consultant will attend two (2) City Council Meetings to present the draft and final alternative(s). The Consultant will provide exhibits, graphics, and informational materials and answer questions or present technical information as needed.

For budgeting purposes, it is assumed that up to two (2) Consultant staff will attend a total of two (2) 2-hour long City Council Meetings. s

Task 4.4 Deliverables:

- Provide electronic and hard copy of each exhibit and information graphic prepared under Task 4.2.

Task 4.5: 3D Graphics (Contingency Task)

The Consultant will develop a coordinate correct 3D model and prepare colorized 3D graphics for the final option to be presented to City Council.

Task 4.5 Deliverables:

- Prepare colorized 3D graphics exhibits of final alternative selection.

Assumptions

- Design of public frontage improvements is not anticipated and/or included in this scope of services.
- While the Consultant will evaluate and analyze stormwater management options, a Stormwater Management Report is not included in this scope of services.
- Architectural design of support structures including dugouts, concessions, restrooms, and storage structures is not included in this scope of services. Conceptual footprints and budgetary estimates will be provided for planning purposes.
- Environmental services and/or permitting are not included in this scope of services.
- Topographic survey is to be provided by the City.
- Land use planning and permitting is not included in this scope of services.
- Project specifications are not included in this scope of services.
- Mileage and printing are included in the fee.
- Traffic engineering and/or a Traffic Study is not included in this scope of services.



City of Molalla
City Council – Work Session
Minutes – August 26, 2026
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Work Session for August 26, 2026 was called to order by Mayor Scott Keyser at 5:00pm.

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 via Zoom call.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Assistant City Manager Mac Corthell; Planning Manager, Dan Zinder; Christie Teets, City Recorder;

GUEST IN ATTENDANCE:

Violet Brown, 3J Consulting

DISCUSSION ITEMS

A. Urban Growth Boundary Update Staff Report

- a. Exhibit A: Revised Subarea Map
- b. Exhibit B: Proposed Urban Growth Boundary Expansion Areas
- c. Exhibit C: Draft Urban Growth Boundary Goal 14 Public Facilities Review
- d. Exhibit D: Adopted Goal 14 Analysis
- e. Exhibit E: Letter from DLCD On Submission Timeline
- f. Exhibit F: Written Comment Received To Date

Planning Manager Zinder provided an update on the City's Urban Growth Boundary (UGB) expansion process, noting the completion of extensive studies, public meetings, and the City's recent submission of a grant application to support future concept and infrastructure planning. He outlined upcoming work, including Transportation System Plan updates, wetland inventory, transportation improvements, zoning, and connections to parks, trails, and downtown. Mr. Zinder clarified City staff had not communicated with any data center representatives in over a year and a half and data centers were not considered in the Economic Opportunities Analysis (EOA) for the UGB expansion.

Consultant Violet Brown shared she had reviewed the required process, including the evaluation of land within the existing UGB, prioritization of expansion areas, infrastructure cost analysis, and application of state-mandated location factors. She explained the recommended expansion includes approximately 177.5 acres for residential growth along Molalla Avenue and Toliver Road, along with additional areas associated with Ivor Davies Park and identified industrial needs near the Wastewater Treatment Plant. Ms. Brown noted the recommendations were based on infrastructure efficiency, environmental constraints, transportation and community connectivity, compatibility with surrounding uses, and the City's identified housing and economic needs. Planning Manager Zinder clarified that a portion of the recommended area near Ivor Davies Park remains subject to additional wetlands review. He explained transportation impacts, including impacts to the Highway 213 roundabout, would be addressed through the later concept planning and Transportation System Plan (TSP) update processes.

For full Work Session review please see City of Molalla YouTube Meeting Minutes 4:53 – 49:05.

[For the complete video account of the City Council Meeting, please go to YouTube
City of Molalla | Oregon – August 26, 2026](#)

ADJOURN

Mayor Keyser adjourned the meeting at 5:16 pm.

Scott Keyser, Mayor

PREPARED BY:

ATTEST:

Crystal Robles, Deputy City Recorder

Christie Teets, CMC - City Recorder



City of Molalla
City Council - Regular Meeting
Minutes – August 26, 2026
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Regular Meeting for August 26, 2026 was called to order by Mayor Scott Keyser at 6:00 pm.

COUNCIL ATTENDANCE

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

STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Assistant City Manager; Dan Zinder, Planning Manager; Christie Teets, City Recorder; Claressa Davis, Associate Planner.

GUEST IN ATTENDANCE

Violet Brown, 3J Consulting

APPROVAL OF AGENDA

Mayor Keyser announced staff requested to remove item 8A MMC 10.41.050, Prohibited Parking - Fines and Bail from the evenings agenda. Council confirmed via verbal consensus.

CONSENT AGENDA

- A. Work Session Meeting Minutes - August 12, 2026
- B. City Council Meeting Minutes - August 12, 2026

ACTION:

Councilor Childress moved to approve the Consent Agenda as presented; Councilor Gilmer seconded. Motion passed 7-0.

AYES: Bisenius, Gilmer, Shankle, Childress, Vermillion, Bartholomew, Keyser.

NAYS: None.

ABSTENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

PUBLIC COMMENT

Brian Rearick, rural Molalla resident: expressed support for the City's Urban Growth Boundary (UGB) expansion efforts and potential truck route improvements.

Paige Lantz and Jessica Sandberg, rural Molalla residents: spoke in opposition of the UGB and requested the City consider the impacts of future development on surrounding agricultural and rural properties.

Irene Shvachka and Ole Shvachka, Molalla residents: both spoke in favor of the City's section 8 of the Urban Growth Boundary expansion.

PUBLIC HEARING

- A. Ordinance No. 2026-04: Changing the Comprehensive Plan Zoning Map and Zoning Map for One Publicly Owned Property Located in City Limits to the Public and SemiPublic Zone**

Mayor Keyser confirmed no conflict of interest by Council. Public Hearing for Ordinance 2026-04 was opened at 6:15pm.

Associate Planner Davis presented a proposed zone change for a recently acquired City-owned property located between Tractor Supply and Safeway, abutting Highway 213, from Light Industrial to Public and Semi-Public. Staff found the change consistent with statewide planning goals, public interest, and transportation rule requirements. ODOT was notified and provided no comment. The site is included in the 2025 Parks, Recreation, and Trail System Plan for a future trail along Bear Creek. It was further stated the rezone would better reflect the property's use, remove it from industrial land calculations, and may streamline development. The Planning Commission recommended adoption on July 1, 2026. *Seeing no Public Comment, Mayor Keyser closed the Public Hearing on Ordinance No. 2026-04 at 6:17pm. (For full report please review YouTube minutes 1:19:35 – 1:23:35).*

ORDINANCES AND RESOLUTIONS

- A. Ordinance No. 2026-04: Changing the Comprehensive Plan Zoning Map and Zoning Map for One Publicly Owned Property Located in City Limits to the Public and SemiPublic Zone**

No additional comments regarding Ordinance by staff.

ACTION:

Councilor Childress moved to hold the first reading of Ordinance No. 2026-04: Changing the Comprehensive Plan Zoning Map and Zoning Map for One Publicly Owned Property Located in City Limits to the Public and SemiPublic Zone by title only; Councilor Gilmer seconded. Motion passed 7-0.

AYES: Bisenius, Gilmer, Shankle, Childress, Vermillion, Bartholomew, Keyser.

NAYS: None.

ABSTENTIONS: None.

ACTION:

Councilor Childress moved to hold the second reading and adoption of Ordinance No. 2026-04: Changing the Comprehensive Plan Zoning Map and Zoning Map for One Publicly Owned Property Located in City Limits to the Public and SemiPublic Zone by title only; Council President Vermillion seconded. Motion passed 7-0.

AYES: Bisenius, Gilmer, Shankle, Childress, Vermillion, Bartholomew, Keyser.

NAYS: None.

ABSTENTIONS: None.

GENERAL BUSINESS:**A. MMC 10.41.050 Prohibited Parking - Fines and Bail**

Item was removed from the agenda.

B. Day of Week for City Council – Discussion

Councilor Bisenius proposed consideration to change City Council meeting schedule from Wednesday to Monday to better accommodate his travel schedule and allow for in-person attendance. Council discussed conflicts with existing personnel and staff schedules, and the impact of shifting established staff workflows. By majority consensus, Council did not move forward with a schedule change.

STAFF COMMUNICATION

- **City Recorder Teets:** no report.
- **Assistant City Manager Corthell:** provided updates on the Wastewater Treatment Plant and Water Intake Projects, reporting both projects were progressing on schedule and within budget. He noted that the Wastewater Treatment Plant's DEQ approved land application is reducing costs through grass seed farming and that the City had applied for an EPA waiver to eliminate the required local match for community project funding for the Water Intake Project. Mr. Corthell also highlighted City staff's coordination with the school district and Astound regarding utility relocation for the new middle school, resulting in the elimination of approximately \$78,000 in anticipated costs.
- **City Manager Huff:** provided an update on the ongoing relocation of City Hall functions in preparation for the Community Development Department's permanent return to City Hall. He also commended City staff for their work and professionalism and thanked Council for its conduct and cooperation during public meetings.

COUNCIL COMMUNICATION

- **Councilor Bisenius:** deferred his report.
- **Councilor Bartholomew:** no report.
- **Councilor Gilmer:** reminded residents that school would be starting and encouraged drivers to be aware of children waiting for school buses. He also commented on the success of Celebrate Molalla.
- **Councilor Childress:** shared success of Celebrate Molalla and thanked the event volunteers, City staff, sponsors such as Molalla Communications, and Council members who assisted with the event. She also commended the City's presentation regarding the Urban Growth Boundary (UGB) expansion, noting that the presentation clearly explained such a complex topic.
- **Council President Vermillion:** reminded residents the first day of school would be August 31st and provided information regarding the Big Meadow community garage sale. Council President also thanked those involved in Celebrate Molalla and commented on the success of the event.
- **Mayor Keyser:** thanked the organizers, volunteers, and City staff for their work on Celebrate Molalla. Mayor also requested Council authorization to place discussion of a potential data center moratorium on a future Council agenda. Council expressed support for bringing the matter forward for discussion.

For the complete video account of the City Council Meeting, please go to YouTube
[City of Molalla | Oregon – August 26, 2026](#)

ADJOURN

Mayor Keyser adjourned the meeting at 6:43 PM.

Scott Keyser, Mayor

PREPARED BY:

ATTEST:

Crystal Robles, Deputy City Recorder

Christie Teets, CMC - City Recorder

Meeting Minute Attachments:

- Data Center Fact Sheet

Data Center Fact Sheet

Recent discussions on social media and elsewhere regarding the industrial lands proposed in the City's urban growth boundary expansion have suggested that industrial lands are being brought in to the City to accommodate a specific data center developer that City Staff met with or data centers generally. This is false.

The timeline below provides information on the extent of the City's contact with a data center developer and shows the context in which these discussions were presented to City Council and did not ultimately affect policy.

October, 2024 – December, 2024

- City Staff was invited by Portland General Electric (PGE) to meet with members of their team and Verrus Data – a data center developer.
- A meeting was held with members of City Staff, Verrus, SEDCOR, and PGE. Discussions included available industrial sites, acreage, and field visit to those sites. Verrus provided a mockup drawing of a potential phase one on a specific site.
- Verrus determined that sites were not currently available that fit the company's land need.
- The City was preparing an **Economic Opportunities Analysis (EOA)**; a planning document required for the Urban Growth Boundary process that identifies target industries for the City and evaluates existing availability of land for those industries.
- City Staff indicated to Verrus that Staff would discuss with Council whether data centers should be included as a target industry in this document, which would then inform employment land need for an urban growth boundary expansion.

January, 2025 - March, 2025

- January 22, 2025: City Staff discussed including data centers in the EOA with Molalla City Council at the Council meeting. Council advised that Staff reach back out to the company to ask for specific land and utility needs to evaluate whether inclusion in the EOA was warranted.
- City Staff noting the lack of utility capacity to support a Data Center reached out to the Verrus representatives requesting their land and utility requirements as the and they did not respond.
- City Staff has not had further correspondence with Verrus since that time, nor has Staff received any inquiries, applications, or other correspondence from any other data center developers.
- **A land need for data centers was not included in the City's EOA**, adopted in March of 2025, nor were data centers included as a target industry for Molalla.
- The City's adopted EOA does identifies target industries and land needs to accommodate those industries. These tables from the City's adopted EOA are provided below. These tables form the basis for the City's proposed industrial land expansion.

[Continued next page]

View The City's adopted EOA by scanning the QR Code below or by navigating to
<https://www.cityofmolalla.com/files/sharedassets/public/v/1/ea-website-upload.pdf>



Tables from Molalla, Oregon Economic Opportunities Analysis (2025)

Molalla Targets and Indicators

CITY OF MOLALLA

Industry Clusters Analysis (2020)

Manufacturing
 Agriculture/Forestry/Outdoors
 Education
 Health Care
 Retail and Wholesale Trade
 Tourism-Related (Dining, Lodging, Recreation)
 Construction

CITY OF MOLALLA

Current Largest Employers

Agriculture/Forestry/Outdoors
 Retail Trade
 Tourism
 Health Care
 Manufacturing
 Education
 Construction

STRONG LOCATION QUOTIENT

Agriculture/Forestry/Outdoors
 Education
 Wood Manufacturing
 Retail Trade
 Accommodation and Food Services
 Transportation

STRONG SHIFT SHARE INDICATOR

Agriculture/Forestry/Outdoors
 Construction
 Retail and Wholesale Trade
 Accommodation and Food Service

Regional and Statewide Targets

BUSINESS OREGON - Statewide Targets

Outdoor Gear and Apparel
 Forestry & Wood Products
 Advanced Manufacturing
 Business Services
 Food & Beverage
 High Technology

County and Regional

Traded sector industries
 Suppliers to existing companies
 Self-sufficiency-wage jobs
 Food & Beverage
 Manufacturing
 High Technology

FIGURE 7.9: SUMMARY OF FORECASTED *NEW* SITE NEED & ESTIMATED ACREAGE

Site Size	Commercial		Industrial		Total	
	# of Needed Sites	Total acres (+/-)	# of Needed Sites	Total acres (+/-)	# of Needed Sites	Total acres (+/-)
< 5 acres	12	12	0	0	12	12
5 acres (+/-)	4	20	0	0	4	20
10 acres (+/-)	1	10	2	20	3	30
20 acres (+/-)	0	0	2	40	2	40
30 acres (+/-)	0	0	1	30	1	30
TOTAL:	17 Sites	42 Acres (+/-)	5 Sites	90 Acres (+/-)	22 Sites	132 Acres (+/-)

Source: Oregon Employment Department, Molalla, Johnson Economics LLC



City of Molalla
City Council – Work Session
Minutes – September 9, 2026
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Work Session for September 9, 2026 was called to order by Mayor Scott Keyser at 5:00pm.

COUNCIL ATTENDANCE

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

Absent: Councilor Doug Gilmer

STAFF IN ATTENDANCE

Dan Huff, City Manager; Christie Teets, City Recorder; Amber Shuetz, Code Compliance Specialist.

DISCUSSION ITEMS

A. MMC 10.41.050 Prohibited Parking - Fines and Bail

Code Compliance Specialist Amber Shuetz presented a staff report regarding MMC 10.41.050, which provides for vehicle immobilization when a vehicle has \$40 or more in unpaid parking citations that have exceeded the payment period and requested Council support to develop a process for tracking citations and implementing vehicle immobilization. Shuetz noted that the process could provide an additional enforcement tool for chronic parking violations and unpaid citations. Further noted collections often do not recover municipal revenue, and immobilization would require owners to resolve citations before the vehicle could be moved.

City Manager Huff clarified a vehicle immobilization provision is already included in the Municipal Code; however, the City has not established a procedure for administering it. He stated, with Council support, staff would develop the necessary process and associated fees and return to Council as appropriate, including consideration of amendments related to towing. Council expressed support for moving forward with development of the process.

For full Work Session review please see City of Molalla YouTube Meeting Minutes 6:55 – 21:37.

[For the complete video account of the City Council Meeting, please go to YouTube
City of Molalla | Oregon – September 9, 2026](#)

ADJOURN

Mayor Keyser adjourned the meeting at 5:16 pm.

Scott Keyser, Mayor

PREPARED BY:

ATTEST:

Crystal Robles, Deputy City Recorder

Christie Teets, CMC - City Recorder



City of Molalla
City Council - Regular Meeting
Minutes – September 9, 2026
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Regular Meeting for September 9, 2026 was called to order by Mayor Scott Keyser at 6:00 pm.

COUNCIL ATTENDANCE

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

Absent: Councilor Doug Gilmer

STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Assistant City Manager; Sam Miller, Engineering Section Manager; Christie Teets, City Recorder; Claressa Davis, Associate Planner.

APPROVAL OF AGENDA

As presented.

CONSENT AGENDA

- A. Resolution No. 2026-25: Providing Support for a Regional Infrastructure Fund Grant Application and Authorizing the Assistant City Manager to Sign All Documents Necessary for the Grant

ACTION:

Council President Vermillion moved to approve the Consent Agenda as presented; Councilor Bisenius seconded. Motion passed 6-0.

AYES: Shankle, Childress, Vermillion, Bartholomew, Bisenius, Keyser.

NAYS: None.

ABSTENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. Internship Commendation - Brandon Roberson

Mayor Keyser presented a letter of commendation to Brandon Roberson in recognition of his internship with the City's Community Development Department from June 22 through September 9, 2026. Roberson was recognized for approximately 280 hours of service supporting planning, public works, and engineering projects, including records digitization, stormwater maintenance planning, and capital improvement planning. He commended Roberson for his professionalism, strong work ethic, and contributions during his internship.

PUBLIC COMMENT

Jimmy Thompson, resident of Canby, OR: raised concerns regarding the City's System Development Charge (SDC) decisions. *See meeting attachments for full Public Comment statement.*

PUBLIC HEARING

- A. Ordinance No. 2026-08: Amending Molalla Municipal Code, Chapter 17, Adopting Farmstands, Cottage Kitchens, and Domestic Kitchens**

Mayor Keyser confirmed no conflict of interest by Council. Public Hearing for Ordinance 2026-08 was opened at 6:09pm.

Associate Planner Davis, presented proposed Ordinance 2026-08 regarding farm stands, cottage kitchens, and domestic kitchens. She explained the proposed code update would allow current farm stands to legally operate in the community. Davis noted the economic, community benefits and highlighted changes made in response to Council direction, including: removing geographic limits on product origins, allowing products from multiple kitchens, and requiring records of product sources.

Seeing no Public Comment, Mayor Keyser closed the Public Hearing on Ordinance No. 2026-08 at 6:12pm. (For full report please review YouTube minutes 1:14:16 – 1:17:45:05).

- B. Ordinance No. 2026-11: Vacating a Portion of the Lynn Lane and Hezzie Lane Right-of-Way**

Mayor Keyser confirmed no conflict of interest by Council. Public Hearing for Ordinance 2026-11 was opened at 6:13pm.

Associate Planner Davis presented proposed Ordinance 2026-11 to vacate five feet of right-of-way along the frontage of Lynn Lane and five feet along the frontage of Hezzie Lane. Staff explained the vacation would reduce the City's long-term maintenance obligations, correct an excess right-of-way dedication, and better align the public right-of-way with the City's adopted

Transportation System Plan and existing street conditions. *Seeing no Public Comment, Mayor Keyser closed the Public Hearing on Ordinance No. 2026-11 at 6:18pm. (For full report please review YouTube minutes 1:17:48 – 1:23:20).*

ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2026-08: Amending Molalla Municipal Code, Chapter 17, Adopting Farmstands, Cottage Kitchens, and Domestic Kitchens

No additional comments regarding Ordinance by staff.

ACTION:

Councilor Childress moved to hold the first reading of Ordinance No. 2026-08: Amending Molalla Municipal Code, Chapter 17, Adopting Farmstands, Cottage Kitchens, and Domestic Kitchens by title only; Council President Vermillion seconded. Motion passed 6-0.

AYES: Shankle, Childress, Vermillion, Bartholomew, Bisenius, Keyser.

NAYS: None.

ABSTENTIONS: None.

ACTION:

Council President Vermillion moved to hold the second reading and adoption of Ordinance No. 2026-08: Amending Molalla Municipal Code, Chapter 17, Adopting Farmstands, Cottage Kitchens, and Domestic Kitchens by title only; Councilor Bisenius seconded. Motion passed 6-0.

AYES: Shankle, Childress, Vermillion, Bartholomew, Bisenius, Keyser.

NAYS: None.

ABSTENTIONS: None.

A. Ordinance No. 2026-11: Vacating a Portion of the Lynn Lane and Hezzie Lane Right-of-Way

No additional comments regarding Ordinance by staff.

ACTION:

Councilor Bisenius move to hold the first reading of Ordinance No. 2026-11: Vacating a Portion of the Lynn Lane and Hezzie Lane Right-of-Way by title only; Council President Vermillion seconded. Motion passed 6-0.

AYES: Shankle, Childress, Vermillion, Bartholomew, Bisenius, Keyser.

NAYS: None.

ABSTENTIONS: None.

ACTION:

Councilor Childress moved to hold the second reading and adoption of Ordinance No. 2026-11: Vacating a Portion of the Lynn Lane and Hezzie Lane Right-of-Way title only; Council President Vermillion seconded. Motion passed 6-0.

AYES: Shankle, Childress, Vermillion, Bartholomew, Bisenius, Keyser.

NAYS: None.

ABSTENTIONS: None.

GENERAL BUSINESS:

A. Proposed November 2026 Meeting Calendar

City Recorder Teets presented the November Council meeting schedule and noted Veterans Day falls on the second Wednesday of the month, when City offices are closed. Staff recommended moving the November 11th Council meeting to Tuesday, November 10th, to accommodate the holiday and the City's regular November meeting schedule.

ACTION:

Mayor Keyser moved the City Council accept the November calendar as presented by staff ; Councilor Bisenius seconded. Motion passed 6-0.

AYES: Shankle, Childress, Vermillion, Bartholomew, Bisenius, Keyser.

NAYS: None.

ABSTENTIONS: None.

B. League of Oregon Cities Legislative Priorities Ballot (2027-2028)

City Manager Huff presented the League of Oregon Cities (LOC) legislative priorities and requested Council identify the City's top four priorities for the upcoming legislative session. Council discussed priorities related to state agency overreach, OGEC matters, transportation funding, shelter and homelessness response, and housing production and urban growth. Council identified priorities 6, 7, 9, and 10 as the City's top four priorities for submission to LOC.

STAFF COMMUNICATION

- **Associate Planner Davis:** no report.

- **Engineering Section Manager Miller:** provided updates on several ongoing projects, including paving on the Chief Yelkus Park access road, Sixth Street, and Toliver Drive, as well as construction of Ona Lane connecting the Bear Creek subdivision to the highway.
- **City Recorder Teets:** provided an update regarding the City's response to the water main break and highlighted the effectiveness of the City's Molalla Current SMS alert platform. She reported that an emergency alert reached more than 1,800 subscribers and encouraged residents to sign up for emergency, traffic, news, and other community notifications. She also noted that the City received a governance award for the platform at a recent League of Oregon Cities conference.
- **City Manager Huff:** provided an update on the water main break, reported the water line had been repaired and the system was being flushed. He noted the Boil Water notice was expected to remain in effect until the following day and reminded residents to follow the City's published guidance. Mr. Huff also provided general updates on ongoing City projects.

COUNCIL COMMUNICATION

- **Councilor Bisenius:** thanked City staff for supporting his remote participation and commended the City's emergency notification system for keeping residents informed during the water main break.
- **Councilor Bartholomew:** no report.
- **Councilor Shankle:** announced the Molalla Moose Lodge annual car show at Heckard Field.
- **Councilor Childress:** no report.
- **Councilor Bartholomew:** no report.
- **Council President Vermillion:** reported he had spent the day teaching at MES during the water emergency, when students' water bottles had to be emptied and replaced with water donated by a community member. He announced a Sundowner event: a spaghetti feed and music benefit for the Coleman Ranch.
- **Mayor Keyser:** thanked Brandon Roberson for his service as a City intern and recognized City staff for their response to the water main break. He also recognized Titanic Ice for donating bottled water to the local school during the water emergency and provided an update on Frank Schonfeld's recovery from a January motorcycle accident.

[For the complete video account of the City Council Meeting, please go to YouTube
City of Molalla | Oregon – September 9, 2026](#)

ADJOURN

Mayor Keyser adjourned the meeting at 6:49 PM.

Scott Keyser, Mayor

PREPARED BY:

ATTEST:

Crystal Robles, Deputy City Recorder

Christie Teets, CMC - City Recorder

Meeting Minute Attachments:

- Written Testimony - H. Quaintance email submission.
- Written Testimony - J. Thompson Public Comment.

From: vistabella@netzero.net
To: [City Recorder](#)
Subject: Molalla UGB
Date: Sunday, September 6, 2026 10:13:26 PM

September 6, 2026

To: The Molalla City Council and Planning Commission

My name is Helen Quaintance and I have owned property on Warrick Road for about 50 years. I would like to communicate my thoughts concerning the new proposed UGB. It is my understanding that my neighbor at 13377 S. Warrick Rd. is requesting their property be included in the new urban area for Molalla. I would like my property at 13361 S. Warrick Rd. to be included in the new urban area if the city decides to go further west on Warrick Road. I was told one reason they may not go further west on Warrick is because of the extra cost for infrastructure. Therefore, I would be willing to provide up to 50 thousand dollars to help with the extra expense if my property is included in the new UGB. Also, the majority of my 9 acres are not in wetlands and are suitable for building.

Having said all this, I do believe the city should explore the idea of using Dale and Julie Burghardt's property on Highway 213 and not using any properties on Warrick nor Rachel Larkin for the new urban growth. The decision should be made on what's best for Molalla.

Sincerely,

Helen Quaintance

Mayor and Council,

My name is Jimmy Thompson. I served this community as a councilor and as its mayor. I have provided each of you a copy of my public comments tonight, I will send you all a link to a google drive with the majority of the information in it following tonight's meeting, and I will do my best to be brief. I hope, however, that should I run abreast of the time limit, perhaps due to the number of years I served this community, or perhaps the severity of the matter, convince you to allow me to finish.

I resigned in 2019 for personal reasons. In complete honesty, some of the circumstances surrounding that period had caused me to question whether I could remain sufficiently objective. I believed Molalla deserved nothing less than my best judgment, and rather than give this community anything less, I resigned.

But I never stopped believing that my oath of office meant something.

Over the last several months, I have reconstructed the record surrounding the City's SDC decisions.

What I found is disturbing.

The City Manager has identified approximately **\$1.9 million in lost revenue**. The record shows material differences between how these SDC decisions were represented to Council and what they actually did in practice.

When your city manager tells you that the City lost \$1.9 million, **your job is to start asking questions**.

Scott, you recently said that you are now in a position to train newly elected officials, and suggested that one of the keys to being successful is simply calling the city manager and asking him what to do.

I hope you reconsider that lesson.

You fundamentally misunderstand the council-manager form of government.

Nonintervention in administration is not the same thing as abandoning oversight. Council establishes direction. The professional administrator manages the organization. And the elected officials **verify, question, scrutinize, and hold that administrator accountable**. Teaching elected officials deference instead of oversight is not good governance. Given what happened here, I find it **despicable**.

Leota, immediately before I resigned, I met personally with you and Councilor Klein and told you about my concerns.

Less than five days later, the work session at the center of this matter occurred.

You did nothing.

Terry, I remember our conversation about SDCs in my dojo. I appreciated that you came to see me and listened.

But looking at what happened afterward, I am left to conclude that what I told you went in one ear and out the other.

Scott. Leota. Terry.

I hold the three of you **culpable for the failure of oversight that allowed this to happen.**

And instead of examining the substance of what I brought forward, members of this Council have attacked my motives.

My motives do not change the math.

Read the records. Listen to the recording. Follow the money.

I did.

I have now referred what I found to the **FBI and the Oregon Department of Justice** for independent review, and I have made sure the City Attorney knows where to obtain the recording so that he can examine it independently as well.

I am not asking you tonight to determine whether anyone committed a crime. That determination belongs to investigators with access to evidence that I do not possess.

I am asking you to respond to what is already in front of you.

I recommend that **Dan Huff be terminated immediately for loss of confidence**, and that the City Attorney determine whether the circumstances provide a lawful basis to avoid paying twelve months of severance where his representations materially contributed to decisions that, by his own accounting, resulted in the loss of at least \$1.9 million.

Then appoint an independent interim city manager and bring in a qualified forensic municipal-finance professional to reconstruct every relevant SDC transaction, reduction, credit, phase-in, rollback, and foregone dollar.

And Scott, Leota, and Terry:

After you terminate Dan Huff, I believe the three of you should resign as well, so that someone willing to perform the oversight responsibilities of this office can sit in your seats.

I resigned before completing my term.

But I did not forget the oath I took.

I came back, reconstructed the record, put the evidence before the proper authorities, and brought it back here—to the body ultimately responsible for governing this city.

As of today, I consider my oath of office fulfilled.

What happens next belongs to you.

Thank you, Molalla, for being my home for twenty years. It was an honor to serve you. I wish you all the best.



City of Molalla
City Council - Regular Meeting
Minutes – September 23, 2026
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Regular Meeting for September 23, 2026 was called to order by Mayor Scott Keyser at 6:02 pm.

COUNCIL ATTENDANCE

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

Absent: Councilor K.C. Bisenius

STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Assistant City Manager; Dan Zinder, Planning Manager; Christie Teets, City Recorder; Claressa Davis, Associate Planner.

GUEST IN ATTENDANCE

Violet Brown, 3J Consulting

APPROVAL OF AGENDA

As presented.

CONSENT AGENDA

None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

PUBLIC COMMENT

Katie Riggs (unincorporated Clackamas County), representing Clackamas Community College, provided information regarding an open Zone 6 Budget Committee position and encouraged eligible residents to apply or share the opportunity with others.

PUBLIC HEARING

A. Ordinance No. 2026-12: Amending Molalla Municipal Code and Comprehensive Plan to Increase Density in the City's R-3 Zone in Accordance with Safe Harbor Provision of OAR 660-024-0040 (8)

Mayor Keyser confirmed no conflict of interest by Council. Public Hearing for Ordinance 2026-12 was opened at 6:07pm.

Planning Manager Zinder presented a staff report recommending adoption of Ordinance 2026-12 increasing the permitted density in the City's R3 Zone to comply with Oregon's Safe Harbor requirements. He noted that the amendment would also update the Comprehensive Plan and support accommodating future housing needs within the existing Urban Growth Boundary (UGB). Maps identifying the affected R3 properties were presented for reference.

Seeing no Public Comment, Mayor Keyser closed the Public Hearing on Ordinance No. 2026-12 at 6:10pm. (For full presentation and discussion please review YouTube minutes 14:22 - 18:05).

B. Ordinance No. 2026-10: Proclaiming an Amendment to the City Comprehensive Plan and Amending the Urban Growth Boundary Map Based on a Verified 20-Year Land Need

Mayor Keyser confirmed no conflict of interest by Council. Public Hearing for Ordinance 2026-10 was opened at 6:11pm.

Planning Manager Zinder presented a staff report on the proposed Urban Growth Boundary (UGB) expansion, outlining the City's five-year planning process, completed studies, efficiency measures, grant funding, and staff resources dedicated to the project. He reviewed the required state planning process and infrastructure analysis, the proposed expansion areas, and the timeline for County review and approval. Manager Zinder recommended that Council adopt the proposal with minor additions to the findings to strengthen the record. *(Mr. Zinder's Staff Report YouTubeMinutes 18:48-25:08)*

Violet Brown of 3J Consulting further expanded on the UGB expansion analysis, state requirements, housing and employment land needs, parcel prioritization, Goal 14 location factors, infrastructure cost estimates, and public engagement throughout the process. She reviewed the proposed expansion areas and explained the methodology used to identify land for residential, industrial, commercial, and open-space uses. Brown also addressed wetlands data, future concept planning, and the need for additional local wetlands analysis before development occurs. *(Ms. Brown's Staff Report YouTubeMinutes 25:10 – 1:05:26)*

PUBLIC COMMENT:

Mark Shipman, Salem, OR: representing the Burghardt Family, in favor of UGB expansion.

Kattie (Katie) Riggs, Rural Molalla Resident: In favor of the UGB expansion.

Jim Gilbert, Rural Molalla Resident: Spoke in opposition of the UGB expansion.

Corwin DiMeo, Rural Molalla Resident: Spoke in opposition of the UGB expansion.

Nicole Higginbotham, Molalla City limit Resident: Spoke in opposition of the UGB expansion.

Ron Higginbotham, Molalla City limit Resident: Spoke in opposition of the UGB expansion.

Stacey Ogilvie, Molalla City limit Resident: Spoke in opposition of the UGB expansion.

Nancy Clark, Molalla City limit Resident: Spoke in opposition of the UGB expansion.

Lacey Sandquist, Molalla City limit Resident: Spoke in opposition of the UGB expansion.

Megan Cole, Rural Molalla Resident: Spoke in opposition of the UGB expansion.

Jennifer Satter, Molalla City limit Resident: Spoke in opposition of the UGB expansion.

Brian Rearick, Rural Molalla Resident: Spoke in favor of the UGB expansion.

Paige Lantz, Rural Molalla Resident: Spoke in opposition of the UGB expansion.

Mayor Keyser closed the Public Hearing on Ordinance No. 2026-10 at 7:34pm.

****** Councilor Childress read a statement aloud, the statement was from City Attorney Chad Jacobs. Statement will be shared with final approved meeting minutes and City website under Council Meeting Supporting Documents. *(For full statement please review YouTube minutes 1:43:00-1:46:33)*

****** Mayor Scott Keyser read a statement aloud, statement will be shared with final approved meeting minutes City website under City Meeting Supporting Documents. *(For full statement please review YouTube minutes 1:46:35-1:58:07)*

(For full Public Hearing on Ordinance 2026-10 please see YouTube minutes 18:15– 1:58:26)

ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2026-12: Amending Molalla Municipal Code and Comprehensive Plan to Increase Density in the City's R-3 Zone in Accordance with Safe Harbor Provision of OAR 660-024-0040 (8)

Staff had no additional comments to share.

ACTION:

Council President Vermillion moved to hold the first reading of Ordinance No. 2026-12: Amending Molalla Municipal Code and Comprehensive Plan to Increase Density in the City's R-3 Zone in Accordance with Safe Harbor Provision of OAR 660-024-0040 by title only; Councilor Shankle seconded. Motion passed 6-0.

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

NAYS: None.

ABSTENTIONS: None.

ACTION:

Council President Vermillion moved to hold the second reading and adoption of Ordinance No. 2026-12: Amending Molalla Municipal Code and Comprehensive Plan to Increase Density in the City's R-3 Zone in Accordance with Safe Harbor Provision of OAR 660-024-0040 by title only; Councilor Childress seconded. Motion passed 6-0.

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

NAYS: None.

ABSTENTIONS: None.

B. Ordinance No. 2026-10: Proclaiming an Amendment to the City Comprehensive Plan and Amending the Urban Growth Boundary Map Based on a Verified 20-Year Land Need

ACTION:

Council President Vermillion moved to hold the first reading of Ordinance No. 2026-10: Proclaiming an Amendment to the City Comprehensive Plan and Amending the Urban Growth Boundary Map Based on a Verified 20-Year Land Need by title only; Councilor Shankle seconded. Motion passed 6-0.

****** *Comment made by Councilor Childress after motion by Council President Vermillion (prior to call for vote): In brief summary Councilor Childress stated that she took her responsibilities as a Councilor seriously and carefully considered the information presented regarding the proposed zoning changes, including additional information received from staff and input from constituents. She expressed frustration with the length of the process and the City's obligation to comply with state requirements. (Reference YouTube minutes 2:02:24-2:04:50)*

****** *Comment made by Councilor Shankle after motion by Council President Vermillion (prior to call for vote): Councilor Shankle shared her longstanding connection to the community and recognized the challenge that comes with growth and development. She acknowledged the proposed zoning changes were difficult because it would not satisfy all members of the community. Councilor shared the City must continue to grow and characterized the decision as difficult but necessary. (Reference YouTube minutes 2:04:51-2:07:18)*

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

NAYS: None.

ABSTENTIONS: None.

ACTION:

Council President Vermillion moved to hold the second reading and adoption of Ordinance No. 2026-10: Proclaiming an Amendment to the City Comprehensive Plan and Amending the Urban Growth Boundary Map Based on a Verified 20-Year Land Need by title only; Councilor Childress seconded. Motion passed 6-0.

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

NAYS: None.

ABSTENTIONS: None.

GENERAL BUSINESS:

A. Candidates Running for Elected Office - Background Check Results

City Recorder Teets reported three Council positions will be open for the November election. She stated that Sheila Howe, Monica Bergman, and K.C. Bisenius each consented to a background check, and no records were found for any of the candidates. City Recorder Teets noted Councilor Leota Childress's term, which began with her appointment in March 2016 and subsequent elections in November 2018 and November 2022, will expire on December 31, 2026. Councilor Terry Shankle's term, elected in November 2018 and November 2022, will also expire. Councilor K.C. Bisenius term, following an appointment in September 2025, will expire December 31, 2026.

STAFF COMMUNICATION

- **City Manager Huff:** reported the property transaction for Fox Park was recorded, completing the exchange with the School District and adding approximately two acres to the City's park inventory. He highlighted the work required to complete the transaction, including property surveys, street vacation and dedication processes, easements, and related agreements, and commended Assistant City Manager Corthell for his significant efforts in bringing the project to completion. Further noted the exchange also facilitated construction of the new middle school and provided alternative transportation connections.
- **City Recorder Teets:** shared a reminder that the last day to become a registered voter for the November Election is October 13th, online registration and information verification is available online. Recorder Teets provided the Molalla Library as a resource for those whom do not have computer access.
- **Assistant City Manager Corthell:** provided an update on the City's paving program. He reported approximately 24.3 percent of the City's streets have been repaved over the past four and a half years, including some private development projects and stated staff anticipate the pavement condition index will have increased substantially, with final figures to be presented after the contract is completed this fiscal year. Mr. Corthell commended Council for the difficult UGB decision, stated population estimates are projections and do not guarantee a specific level of growth, noting undeveloped land within the current boundary may remain in its current use if growth does not occur. He further shared the use of state-required figures avoided the cost of a new study and allowed for planning an area as a whole system. And confirmed developers, not taxpayers, fund new infrastructure to serve development, with the exception of urban renewal, and the City maintains the infrastructure once built.
- **Associate Planner Davis:** no report.
- **Planning Manager Zinder:** no report.

COUNCIL COMMUNICATION

- **Councilor Gilmer:** no report.
- **Councilor Shankle:** no report.
- **Councilor Childress:** reported the B&C Committee met and is preparing for installation of the cross-street banner hoist system, anticipated to be completed in October 2026. She noted that the Committee is developing new winter banner designs to accommodate the City's light pole banner system and plans to have the banners ready for the upcoming winter season. She stated that existing banners are being removed to avoid displaying outdated information.
- **Councilor Bartholomew:** commended the City's paving program and noted the importance of maintaining quality roads in the community.
- **Council President Vermillion:** thanked the Council for its work and time spent considering the recent growth-related decision, stated the Council's goal was responsible growth for the City and recognized Mayor Keyser for his dedication.
- **Mayor Keyser:** no report.

For the complete video account of the City Council Meeting, please go to YouTube
[City of Molalla | Oregon – September 23, 2026](#)

ADJOURN

Mayor Keyser adjourned the meeting at 8:17 PM.

Scott Keyser, Mayor

PREPARED BY:

ATTEST:

Crystal Robles, Deputy City Recorder

Christie Teets, CMC - City Recorder

Meeting Minute Attachments:

- Written Testimony Submitted in Full - Exhibits A - KK3
- Planning Manager Zinder Statement
- Molalla Urban Growth Boundary Expansion Project Presentation
- Councilor Leota Childress Statement
- Mayor Scott Keyser Statement
- Community Development Report – City of Molalla AC Surfacing Progress Report as of FY 26-27
- Clackamas Community College Budget Committee
- Data Center Fact Sheet

From: [lacsandquist](#)
To: [City Recorder](#)
Subject: FW: Opposing of UGB, Vote NO
Date: Monday, September 21, 2026 7:36:58 PM

Sent from my Galaxy

"Dear Molalla City Council,

My name is Casper OeDell, my mom owns farm property on Wilhoit Rd and Krupicka Rd.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.

2. WRONG SUB AREA CHOSEN: my family bought this land with future plans of farming the land and having animals. This would disrupt our future and lives as we dream of them. There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.

3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer

dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
Casper Oedell

From: [Julie Sandquist](#)
To: [City Recorder](#)
Subject: New development at or near Forest road and Warwick road , UGB area
Date: Tuesday, September 22, 2026 12:53:39 PM

We are across from potential UGB. My husband and I oppose this development. We believe ALL infrastructure should be in place prior to ground breaking. This includes sewer plant, water issues in place... where's the water coming from?. Also roads to Carry all the influx of new traffic, sidewalks in place for safety purposes. Let's Not put the cart ahead of the horse. This is going to effect future generations as well and existing property owners. We stand on No. Address @ 32640 S Molalla Avenue

From: [mary aubrey](#)
To: [City Recorder](#)
Subject: new houses/apartments
Date: Tuesday, September 22, 2026 12:09:35 PM

We just had water restrictions. The light in town can't even handle the traffic now? I sit thru 2 light cycles now to go from south molalla Ave to north what happens when you add 60 more homes pluse multiple apartments. No sidewalks for people to use to walk or ride a bike from warrick rd. Our schools are already behind in size. I think homes on 1/2 acre lot's for family's to invest in molalla is much better investments in our city. People vested in our townspeople who pay property tax ect.. please limit the amount of apartments and home in the warrick rd. Area.

Thank you

Mr. And Mrs. Sandquist

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Serie Moffatt](#)
To: [City Recorder](#)
Subject: Opposed urban Growth
Date: Monday, September 21, 2026 10:33:11 PM

To whom it may concern,

I am writing as a resident of the rural area outside Molalla, Oregon, to express my strong opposition to further urban growth and development that would expand into our rural lands.

I value the quiet, agricultural character of this community and the open spaces that define it. Additional urban expansion risks increasing traffic, straining local infrastructure and services, reducing farmland, and permanently changing the rural way of life that many of us chose when we moved here or have long called home.

Please take into consideration the preservation of this rural area so that my children and grandchildren can enjoy the same quiet country life we cherish today.

I urge you to prioritize policies that protect rural lands, maintain clear urban growth boundaries, and focus any needed development within existing city limits rather than outward expansion.

Thank you for considering the concerns of rural residents.

Sincerely,

Serienna Moffatt

From: [Lacey Marie Sandquist](#)
To: [City Recorder](#)
Subject: Opposing of UGB, Vote NO
Date: Monday, September 21, 2026 7:19:01 PM

"Dear Molalla City Council,

My name is Lacey Sandquist, and I own farm property on Wilhoit Rd and Krupicka Rd.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: Most of my family and friends did know about this happening. We have received no information since last year. And since that meeting we were notified and made comfortable about the changes to come. Since then, the information has changed and the projections have also changed. I feel like I was lied too and tricked. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.

2. WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Why would you pick one sub that no one wants, and one that we are majority on board for? Do your community members mean nothing? Why are you listening to people that do not live in the town. This is dis-heartning.

3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting

more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
Lacey Sandquist

From: [motismom2](#)
To: [City Recorder](#)
Subject: Opposing of UGB, Vote NO
Date: Tuesday, September 22, 2026 8:13:36 AM

Sent from my Galaxy

"Dear Molalla City Council,

My name is Elizabeth OeDell, my mom owns farm property on Wilhoit Rd and Krupicka Rd.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.

2. WRONG SUB AREA CHOSEN: my family bought this land with future plans of farming the land and having animals. This would disrupt our future and lives as we dream of them. There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.

3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer

dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
Elizabeth Oedell

From: [John Christiansen](#)
To: [City Recorder](#)
Subject: Proposed Urban Growth off Toliver Road
Date: Friday, September 18, 2026 6:24:10 PM

Molalla City Council,

It was just brought to our attention that the Molalla City Council is proposing an industrial development just west of our homes on Toliver Road West of 213.

Why wasn't this brought up to the home owners in this neighborhood?

We were told it was discussed that a data center was planned for this area and then when the County vetoed data centers for the time being, you are proposing a wood product industry.

I am concerned about the added traffic to our already busy street. Also, the impact such industry would have on our protected wetlands of Bear Creek that also has a good number of wildlife that runs in this area.

We as a neighborhood are concerned about how such industry in our area would impact the value of our homes.

One other concern is why do we need more wood related industry in our area? We have Saga Enterprises, Inc; Oregon Lumber Works; Pacific Timber Products, LLC; and a cabinet factory.

Thank you for considering the impact this proposal would have on our urban growth area.

Regards,
Sandy M. Christiansen
1740 Toliver Rd
Molalla, OR

r

From: [rick.schaefer](#)
To: [City Recorder](#); [Community Planner](#)
Subject: Request to include 32044 S Ona Way in the Molalla Urban Growth Boundary
Date: Sunday, September 20, 2026 1:13:29 PM

Dear Mayor and City Councilors,

I am writing regarding the proposed expansion of the Molalla Urban Growth Boundary. I own approximately 10 acres at 32044 S Ona Way, Molalla, Oregon. Under the currently proposed boundary, my property will directly border the new Urban Growth Boundary on two sides.

Because of this, I respectfully ask the City Council to consider including my property in the proposed UGB expansion before the final boundary is adopted. Including this parcel appears to provide a logical extension of the proposed boundary rather than creating an isolated expansion.

My property is immediately adjacent to land already proposed for inclusion, and I am willing to have my property considered for future urban development as Molalla grows.

I understand that inclusion within the UGB is separate from annexation into the City and does not require immediate development. My request is simply to have the property included within the UGB so that it has the opportunity to be considered for annexation and appropriate urban development in the future.

Because major UGB expansions occur infrequently, I would appreciate the Council considering whether including this adjoining 10-acre parcel now would create a more logical long-term boundary and facilitate efficient future planning for roads, utilities, and other urban services.

Please include this letter in the record for the September 23, 2026 public hearing on the proposed Urban Growth Boundary expansion.

Thank you for your consideration.

Sincerely,

Rick Schaefer
32044 S Ona Way
Molalla, OR 97038

From: [Christina Farris](#)
To: [City Recorder](#)
Subject: Stop the urban growth boundaries!!
Date: Monday, September 21, 2026 10:56:21 PM

Dear City of Molalla,

I am writing to express my strong opposition to expanding the urban growth boundaries in Molalla.

As a member of a multi-generational family that grew up here, I care deeply about the future of our community. Expanding these boundaries threatens the vital farmland that built our small town and risks destroying the community character that makes Molalla special.

Our local infrastructure and resources are already stretched thin. Traffic continues to increase, and our local schools currently do not have adequate room for the children already living here. Furthermore, rapid growth has contributed to rising crime rates and soaring housing prices—making Molalla one of the most expensive places for housing in Oregon, rather than providing affordable options for local families.

I know I speak for many long-time residents and families who built this town when I say that this level of change and growth is not welcome. We need to preserve our small-town identity and halt this expansion before our community is permanently altered.

Please listen to the voices of the residents who built and sustain this town. I urge you to stop the expansion of the urban growth boundary now.

Thank you for listening to the families of Molalla.

Sincerely,

Christina Farris

From: jheberc@gmail.com
To: [City Recorder](#)
Subject: Sub area 12
Date: Tuesday, September 22, 2026 9:48:10 AM

I oppose the Sub area 12 being put in the UGB.
John and Sandy Christiansen
1740 Toliver Rd
Molalla, OR 97038
Sent from my iPhone

From: [Amanda Van Gundy](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Monday, September 21, 2026 4:04:36 PM

Dear Molalla City Council,

My name is Amanda Van Gundy, and I live in Molalla (630 Wedgewood Drive).

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote **NO** on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. **COMMUNITY FEEDBACK:** Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.
2. **WRONG SUB AREA CHOSEN:** There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Amanda Van Gundy
Citizen of Molalla
630 Wedgewood Drive

From: [Julie Bauge](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Monday, September 21, 2026 7:44:44 PM

Dear Molalla City Council,

My name is Julie Bauge, and I live in Molalla with my husband, Chris Bauge (13434 S Warrick Rd).

I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.
2. WRONG SUB AREA CHOSEN: I live on Warrick Rd. There are better suited sub areas to choose from than Sub Area 5. There are not enough roads in and out of that area to sustain a housing development. In addition we don't have enough water to provide a large number of homes. Actually this is true in all parts of Molalla. But if you have to choose, Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until the City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Julie and Chris Bauge

13434 S Warrick Rd

This is a staff email account managed by molallari@molallari.k12.or.us. This email and any files transmitted with it are confidential. They are intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.

From: [Jennifer Kaufman](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Monday, September 21, 2026 9:34:09 PM

Dear Molalla City Council,

My name is Jennifer Kaufman and I live in the city of Molalla.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. **COMMUNITY FEEDBACK:** Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.
2. **WRONG SUB AREA CHOSEN:** There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Jennifer Kaufman
104 Toliver Rd, Molalla, OR 97038

From: [Jeny Powell](#)
To: [City Recorder](#)
Cc: [Jeny Powell](#)
Subject: UGB Expansion - Please Vote NO
Date: Monday, September 21, 2026 8:14:08 PM

Dear Molalla City Council,

My name is Jeny Powell, and I live at 13755 s molalla forest road.

I am asking you to vote NO on the current UGB expansion proposal for the following reasons.

1. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied.

1. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse.

Please vote NO until these have been reviewed and resolved.

Thank you,
Jeny Powell

From: [Kait-Lynn Lantz](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 9:04:41 AM

Dear Molalla City Council,

My name is Kait-Lynn Hepler, and I live in Molalla with my family and come from multiple generations being raised here.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.
2. WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Kait-Lynn Hepler
16666 S Hwy 211

Molalla, OR 97038
503-522-5483

From: [Katie Strong](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Monday, September 21, 2026 4:12:46 PM

Dear Molalla City Council,

My name is Katie Strong, and I live in Molalla at 12976 S Dart Rd with my husband and 2 growing sons.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.

2. WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.

3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Katie & Rudy Strong

12976 S Dart Rd

From: hardydsue@gmail.com
To: [City Recorder](#)
Cc: ["Suzanne Pearce"](#)
Subject: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 9:15:33 AM

Dear Molalla City Council,

My name is Suzanne Pearce, and I live in Molalla. I have lived here nearly all my life, since 1967. I have lived both within the city limits and outside. This is my hometown. I currently live outside the city limits at 31875 S Hardy Rd, but what happens in Molalla impacts me. For over 30 years I commuted to work in the Hillsboro area because I did not want to live in the environment that had been created there. It is important to me that this town grows in a way that does not destroy the community. Please consider the decisions you make carefully.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.
2. WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come. Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
Suzanne Pearce
38175 S Hardy Rd
Molalla OR 97038

From: [Veronica J](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 8:22:05 AM

Dear Molalla City Council,

My name is Veronica Johnson and I live just south of the city of Molalla in the Wilhoit area.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. **COMMUNITY FEEDBACK:** Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.
2. **WRONG SUB AREA CHOSEN:** There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Veronica Johnson
35425 S Wilhoit Rd, Molalla, OR 97038

From: [Reece Elliott](#)
To: [City Recorder](#)
Subject: UGB Expansion VOTE NO
Date: Monday, September 21, 2026 5:47:25 PM

"Dear Molalla City Council,

My name is Reece Elliott, and I live in Molalla

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. **COMMUNITY FEEDBACK:** Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.
2. **WRONG SUB AREA CHOSEN:** There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Reece Elliott 668 s Taylor ct

From: [Monica sandgren](#)
To: [City Recorder](#)
Subject: UGB expansion vote
Date: Monday, September 21, 2026 12:00:13 PM

September 21, 2026

Dear Molalla City Council,

My name is Monica Sandgren and I live in Molalla on S. Wilhoit Road.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote no on the current UGB expansion proposal, or postpone the vote until the next city council meeting on October 14 for the following reasons :

COMMUNITY FEEDBACK: The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback due to the lack of genuine effort to collect feedback from relevant parties. We need more time as a community to make the right decision for Molalla, not just going off state laws that are a one size fits all approach.

WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than sub area 5. Sub area 13 for example, would be great for commuters to get to the freeways and be close enough to city infrastructure.

INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that It is inefficient from a cost perspective to expand the UGB to the south (specifically Sub Area 5).

INACCURATE POPULATION FORECAST: the current population forecast is very likely skewed high as you know. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse.

Please vote NO or postpone this vote until city council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Monica Sandgren
Monica Sandgren
36136 S Wilhoit Road
Molalla, OR 97038

From: [JA Lantz](#)
To: [City Recorder](#)
Subject: UGB Expansion-Please Vote NO
Date: Monday, September 21, 2026 1:09:04 PM

"Dear Molalla City Council,

My name is YOUR Eileen Lantz, and I live in Molalla (33061 S Wilhoit Rd)
 Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.

2. WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.

3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right

decision.

Thank you,
Eileen Lantz (33061 S Wilhoit Rd)

From: [Darcy](#)
To: [City Recorder](#)
Subject: URBAN GROWTH BOUNDARY - Written Feedback for City Council
Date: Tuesday, September 22, 2026 9:32:10 AM

Dear Molalla City Council,

My name is Darcy Brady, and I am a resident of Molalla at 808 Alyssa Ct. My family and I purchased our home approximately 10 years ago, and one of the primary reasons we chose this property was its location adjacent to the beautiful wetland park. At the time of our purchase, we were told that the wetland area was protected and could not be developed.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons:

1. **COMMUNITY FEEDBACK:** The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.
2. **WRONG SUB AREA CHOSEN:** There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
Darcy Brady
808 Alyssa Ct.
Molalla, OR. 97038

From: [Jessica Sandberg](#)
To: [City Recorder](#)
Subject: Urban Growth Boundary Expansion - Please vote no
Date: Tuesday, September 22, 2026 8:03:36 AM

Dear Molalla City Council,

My name is Jessica Sandberg, and I live at 13534 S. Warrick Rd. Molalla, OR 97038.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. **COMMUNITY FEEDBACK:** Community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially) had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.
2. **WRONG SUB AREA CHOSEN:** There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until the City Council meeting on October 14th so the community has more time to help you make the right decision.

Thanks,

JESSICA SANDBERG



T 503-246-6433

W www.cascaderenovation.com

From: [Michelle McKinney](#)
To: [City Recorder](#)
Subject: Urban Growth Boundary Expansion - Please vote No
Date: Tuesday, September 22, 2026 8:57:00 AM

Dear Molalla City Council,

My name is Michelle McKinney/Lantz, and I live in Molalla at 32903 S. Wilhoit Rd. Molalla, OR 97038.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.

2. WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.

3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so

the community has more time to help you make the right decision.

Thank you,
Michelle McKinney/Lantz
32903 S. Wilhoit Rd.
Molalla, OR 97038



Northwoods Nursery, Inc.
28696 S. Cramer Rd
Molalla, OR 97038 USA
Ph: 503-651-3737 • FAX: 503-651-3882

September 22, 2026

Subject: Molalla City Council Testimony - UGB Expansion Plan

Dear Mayor Keyser and members of the Molalla City Council,

Northwoods Nursery is opposed to Molalla's current Urban Growth Boundary expansion plan because it will have negative impacts on our business including:

Congested Traffic Conditions

Northwoods Nursery depends on our local roads and highways to move our plants to customers and to receive supplies. Traffic on Hwy. 213 and Barnards Rd. is already overcrowded, and at times dangerous, to use from our location. Revising the expansion plan using the updated population forecast, which would reduce the projected population increase by approximately 40%, would minimize the increased traffic and the problems it will have for our business and other farms and businesses in our region.

Reduced Water Supplies

Along with other farms, local businesses and residents, we depend on the Molalla River aquifer for our water supply. A growth in population of the size planned for in the current UGB expansion plan could create water shortages, with severe negative consequences for businesses and farms like ours.

We ask that you use the revised population forecast to help mitigate these negative affects on our business and community.

Thank you in advance for your consideration,

Lorraine Gardner
Owner/General Manager
Northwoods Nursery, Inc.

From: [Corey Dickman](#)
To: [City Recorder](#)
Subject: FW: Molalla UGB Testimony
Date: Tuesday, September 22, 2026 1:25:12 PM
Attachments: [Molalla UGB Testimony.pdf](#)

Please find UGB testimony attached. I am an owner of Dickman Farms, Inc. which owns property located at 30695 S Hwy 213 Molalla, OR 97038. Please confirm receipt when convenient.

Thanks,

Corey Dickman
 Dickman Farms, Inc.
 Willamette Valley Onion Co.
 503-932-5512
corey@dickmanfarmsinc.com
www.dickmanfarmsinc.com

From: Corey Dickman
Sent: Tuesday, September 22, 2026 1:23 PM
To: Scott Keyser <skeyser@cityofmolalla.com>; evermillion@cityofmolalla.com; lchildress@cityofmolalla.com; tshankle@cityofmolalla.com; dgilmer@cityofmolalla.com; mbartholomew@cityofmolalla.com; kbisenius@cityofmolalla.com
Cc: Dan Zinder <dzinder@cityofmolalla.com>
Subject: Molalla UGB Testimony

Mayor Keyser, City Planning Staff, and Members of the City Council:

Attached is my written testimony regarding the proposed Molalla Urban Growth Boundary amendment and the consideration of Subarea 13.

Please include the attached testimony in the official record for the September 23 City Council hearing and distribute it to the Mayor, Council members, and appropriate planning staff.

My request is that the Council postpone adoption or hold the record open until the City provides a consistent, apples-to-apples comparison of the selected southern lands and a reasonably sized, phased portion of Subarea 13.

Please confirm receipt when convenient.

Thank you,

Corey Dickman

Dickman Farms, Inc.
 30695 S. Highway 213
 Molalla, Oregon 97038

Mayor Scott Keyser, City of Molalla Planning Division & Members of the Molalla City Council

City of Molalla

Request to Postpone Molalla UGB Amendment Adoption

Dear Mayor Scott Keyser, City of Molalla Planning Division & Members of the Molalla City Council:

I am asking the Council to postpone adoption of the proposed Urban Growth Boundary amendment for one straightforward reason: the present record does not provide an apples-to-apples comparison between the exact southern lands selected for expansion and a reasonably sized, phased portion of Subarea 13. That omission is especially important because City leadership previously stated that northern growth made greater practical and fiscal sense. Before Molalla commits to a boundary that will guide development for the next twenty years, the record should clearly explain what changed and demonstrate that the selected southern alternative is genuinely more practicable.

My name is Corey Dickman. I submit this testimony on behalf of Dickman Farms, Inc., owner of Tax Lot 5S 2E 06 02200 at 30695 S. Highway 213. The parcel contains 105.77 contiguous acres in Subarea 13, west of Highway 213 and northwest of Molalla. I want to disclose my interest plainly: my family farms the property commercially, and inclusion in the UGB could materially increase its value. Farming is also my livelihood, so I understand the importance of preserving productive agricultural land. I am not asking the Council to ignore Oregon's land-priority rules or to choose Subarea 13 merely because we own land there. I am asking for a complete comparison before Subarea 13 is excluded.

The concern I am raising did not originate with me. During the May 14, 2025 Council work session, while discussing Subareas 12 and 13, Mayor Keyser said, "We have property owners ... that want to be in it, but yet we have to go south. It just doesn't make sense." On June 11, 2025, Assistant City Manager Mac Corthell told the Council, "It makes no sense to go south from a fiscal perspective ... It makes all the sense in the world to go north." In July 2025, Mr. Corthell also reported a productive meeting with the Governor's Office concerning northern UGB expansion. These statements were not promises, and they do not replace the governing land-use criteria. They establish that northern growth was a serious alternative being pursued by City leadership for practical and fiscal reasons. The final record should explain what evidence caused that assessment to change.

The later Dyer analysis does not show that Subarea 13 is an obviously uneconomic or unworkable alternative. Dyer modeled 1,003 dwelling units in Subarea 13, exceeding the 929-unit demand used in its public-facilities analysis. The City's Appendix B separately calculates 1,680 units of gross Safe Harbor capacity. Subarea 13 therefore appears capable of meeting the residential need within one coherent area rather than through numerous smaller properties.

Dyer estimates Subarea 13's public infrastructure at \$214,163,597, or \$213,523 per dwelling using Dyer's 1,003-unit development layout. Calculated from the same individual subarea tables, that per-unit estimate is lower than seven of the eight southern subareas. This does not, by itself, prove that Subarea 13 is the least expensive choice. The City proposes portions of several southern subareas rather than developing each one in full, and shared facilities complicate the comparison. It does show that Subarea 13 cannot fairly be dismissed as plainly inferior on infrastructure cost.

The sewer analysis reinforces that point. Dyer states that Subarea 13 could function as an independent sewer basin, served by two pump stations and a pressure line along Toliver Road directly to the wastewater treatment plant headworks. According to Dyer, this approach would avoid capacity constraints in the existing Toliver and Bear Creek trunk mains. That is a material advantage and should be weighed against the extensions, replacements, and upsizing required elsewhere.

Development feasibility also involves more than a map designation. Dickman Farms controls 105.77 contiguous acres and is willing to participate in the City's long-term growth planning. Large parcels under willing ownership reduce the uncertainty involved in assembling numerous smaller properties with different owners and intentions. Owner willingness does not override Oregon's priority system, but it is relevant to whether land added to the UGB is likely to become available for housing during the planning period.

Transportation should be compared with the same care. The City's Goal 14 report states that, among the 3,849 Molalla residents who commute outside the city for work, 40 percent travel north toward Canby, Oregon City, or the Portland metropolitan area, while 2 percent travel south toward Salem. Northern growth would still generate substantial traffic, and Dyer did not include the potential cost of increasing capacity at the Toliver Road roundabout. Those concerns should be evaluated directly. The same analysis should also consider how a southern expansion would route northbound commuters through Molalla and what improvements that pattern would require.

The central comparison is still missing. Dyer cautions that the estimates for adjacent subareas cannot simply be added because that would double-count shared regional improvements. As a result, the record does not identify a combined, nonduplicative infrastructure cost or cost per dwelling for the exact southern parcels proposed for inclusion. Without those figures, the Council and public cannot determine whether the selected southern boundary is actually more economical than a phased Subarea 13 alternative using the same assumptions. Infrastructure cost also affects whether land can realistically reach the market and contribute to Molalla's housing supply.

I recognize that Subarea 13 is predominantly fourth-priority high-value farmland and that Oregon law generally requires suitable higher-priority land to be considered first. A preference for northern growth is not enough to overcome those rules. The priority rules, however, do not eliminate the need for complete findings on whether the higher-priority land can practically accommodate the need. ORS 197A.285 makes likely development during the planning period, facility and service costs, physical impediments, and the development history of similarly situated land relevant to that determination. Those considerations should be applied to the actual southern parcel configuration, not only to generalized subarea totals.

Before adopting the amendment, I respectfully ask the Council to continue the hearing or hold the record open and direct staff to provide:

1. A combined, nonduplicative infrastructure estimate and per-unit cost for the exact southern residential parcels proposed for inclusion.
2. An equivalent analysis of a reasonably sized, phased portion of Subarea 13 using the same acreage, dwelling-unit, density, timing, and cost assumptions.
3. Findings explaining how parcel assembly, owner willingness, physical constraints, service costs, and likely development during the planning period were evaluated.
4. A transportation comparison incorporating northbound commuting patterns and reasonably foreseeable improvements for each alternative, including any needed work at the Toliver Road roundabout.

If that completed comparison still supports the proposed southern boundary, the City will have a stronger and more defensible record. If it does not, Molalla should know before making a decision that will shape the community for decades.

Thank you for considering this request.

Respectfully,

Corey Dickman

Dickman Farms, Inc.

Owner, Tax Lot 5S 2E 06 02200

30695 S. Highway 213 Molalla, Oregon 97038

Principal sources

- City of Molalla City Council Work Session, May 14, 2025, official video at approximately 2:33:30.
- City of Molalla City Council Meeting, June 11, 2025, approved minutes and official video at approximately 2:00:07.
- City of Molalla City Council Work Session, July 23, 2025, approved minutes and official video.
- The Dyer Partnership Engineers and Planners, Inc., Urban Growth Boundary Goal 14 Public Facilities Review, July 2026.
- City of Molalla, September 23, 2026 City Council Agenda Packet, Goal 14 Analysis and appendices.
- Oregon Statewide Planning Goal 14; ORS 197A.285.

From: [Adriana Baldwin](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 1:20:05 PM

Dear Molalla City Council,

My name is Adriana Amaya, and I live in Molalla at 32891 s sawtell rd.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. **COMMUNITY FEEDBACK:** The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.
2. **WRONG SUB AREA CHOSEN:** There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
 Adriana Amaya, 32891 s sawtell rd molalla or 97038

From: [Adrienne Schweizer](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 2:08:27 PM

Dear Molalla City Council,

My name is Adrienne Barnes, and I live in Molalla at 13728 S Warrick Rd.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. **COMMUNITY FEEDBACK:** The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.

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3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Adrienne & Robert Barnes
13728 S Warrick Rd. Molalla OR 97038

From: [Kayla Kearn](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 3:27:19 PM

Dear Molalla City Council,

My name is Kayla Kearn, and I live in Molalla at 32721 S Krupicka Way, Molalla, OR 97038.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. **COMMUNITY FEEDBACK:** The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.

2. **WRONG SUB AREA CHOSEN:** There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.

3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until the City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
Kayla Kearn

Christie Teets

From: Froi Otter <froiotter@yahoo.com>
Sent: Tuesday, September 22, 2026 4:13 PM
To: City Recorder
Subject: pristine Farm ground north and east Molalla

To City Council of Molalla

Good evening, this is Froi Otter from Warrick Rd.

I would like to voice my thoughts that as a community we need to save some of the best farm ground in the world. This soil lays North and East of City center. I do understand that we need additional housing in Molalla, but not at the expense of such beautiful soil.

I would like to see Molalla grow south. The soil south of Molalla is rocky and has great drainage and good to build on. There are no wet lands to worry about. The infrastructure is already moving toward the expansion south of Molalla. It looks like the stop light is being installed at the end of Ona Way Rd.

Sincerely,
Froi E. Otter

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Ava Wurdinger](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 6:59:14 PM

Dear Molalla City Council,

My name is Ava Conlee, and I live in Molalla on Ellis Rd.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. **COMMUNITY FEEDBACK:** Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.
2. **WRONG SUB AREA CHOSEN:** There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Ava Conlee, 34546 S Ellis Rd, Molalla Oregon

From: [Gretchen](#)
To: [City Recorder](#)
Subject: UGB 9/3 vote
Date: Tuesday, September 22, 2026 8:28:27 PM

Dear City Council,

Please vote "no" to expand the UGB under the proposed plan. The plan is oversized based on old and incorrect data.

Please redo the study with current and correct population projections.

Please do not expand the UGB beyond what Molalla is legally obligated to do.

Please do not include any industrial expansion.

Thank you,

Gretchen Gingerich
218 Hauser ct

Live in Love

From: [megan senior](#)
To: [City Recorder](#)
Subject: SUBJECT LINE: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 9:02:07 PM

Dear Molalla City Council,

My name is Megan Cole, and I live in Molalla @ 13577 S. Molalla Forest Rd.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.

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3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until the City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
Megan Cole

13577 S. Molalla Forest Rd.

From: [megan senior](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 9:06:32 PM

Dear mayor and city Council members,

My name is Megan Cole. My husband and I own property at 13577 S. Molalla Forest Road.

I'm here tonight to ask you to vote **no on Urban Growth Boundary Subdivision Five**.

I'm not here simply as a property owner. I'm here as someone whose livelihood depends on the land. I run a boarding facility, and we raise beef. The land surrounding us isn't just empty space waiting to be developed. It is working land. It provides a place for livestock, supports agriculture, provides wildlife habitat, and allows rural businesses like mine to operate.

For me, this is personal.

When urban development moves closer to working farms and ranches, the impacts don't stop at the property line. More homes mean more traffic, more noise, more people, more pressure on livestock operations, and more potential conflicts with the way agricultural businesses have operated for generations.

My boarding facility depends on having a safe, quiet, rural environment for horses and the people who care for them. My cattle operation depends on access to usable agricultural land. These aren't hobbies for me and my family. They are part of our livelihood.

Oregon's urban growth boundary system exists in part to create a clear transition between urban and rural land and to protect farm and forest lands from urban development. The state specifically recognizes that protecting working lands also helps preserve wildlife habitat and other rural values.

So I ask you to consider what we are giving up when we move that boundary.

Once agricultural land is converted to subdivisions, we don't get it back. Once wildlife habitat is fragmented and rural properties are surrounded by development, the character of that land changes permanently.

I understand that our community needs to grow. I understand that families need homes and that our city has to plan for the future. But growth should not come at the expense of the very farms, ranches, wildlife, and rural businesses that make this community what it is.

Please don't look at this land simply as acreage available for development. Look at it as working land that supports families, businesses, animals, and our local agricultural community. *For these reasons, sub area 5 is actually incompatible with the UGB Goal 14 laws.*

I respectfully ask you to think beyond the immediate development and consider the long-term consequences for those of us who live and work here.

I'm asking you to please continue working with the State and DLCD to ask if we can substitute Sub Area 5 with Sub Area 13 or another more compatible area with Goal 14 laws, because I believe 3J Consulting's interpretation of the very recent Dyer engineering report is inaccurate.

Please vote **no on Urban Growth Boundary Subdivision Five** and protect the working lands and rural livelihoods that are already contributing to our community.

Thank you for your time.
Megan Cole
13577 S. Molalla Forest Rd.

Molalla OR 97038

From: [Eric Cole](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 9:08:46 PM

Dear Molalla City Council,

My name is Eric Cole, and I live at 13577 S. Molalla Forest Rd.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Please don't make this decision out of haste and just wanting this to be over.

2. WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.

3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
 Eric Cole
 13577 S. Molalla Forest Rd.
 Molalla OR 97038

From: [Eric Cole](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Tuesday, September 22, 2026 9:16:11 PM

Dear City Council members,

My name is Eric Cole. My wife and I own property on Molalla Forest Road.

I'm here tonight to ask you to vote **no on Urban Growth Boundary Subdivision Five**.

Not only am I a property owner in this area, I am someone whose livelihood depends on the land. We run a boarding facility, and we raise livestock. The land surrounding us isn't just empty space waiting to be developed. It is working land. It provides a place for livestock, supports agriculture, provides wildlife habitat, and allows rural businesses like mine to operate.

For us, this is personal.

When urban development moves closer to working farms and ranches, the impacts don't stop at the property line. More homes mean more traffic, more noise, more people, more pressure on livestock operations, and more potential conflicts with the way agricultural businesses have operated for generations.

Our boarding facility depends on having a safe, quiet, rural environment for horses and the people who care for them. Our livestock operation depends on access to usable agricultural land. These aren't hobbies for me and my family. They are part of our livelihood.

Oregon's urban growth boundary system exists in part to create a clear transition between urban and rural land and to protect farm and forest lands from urban development. The state specifically recognizes that protecting working lands also helps preserve wildlife habitat and other rural values.

So I ask you to consider what we are giving up when we move that boundary. My family, like many others, is deeply rooted here.

Once agricultural land is converted to subdivisions, we don't get it back. Once wildlife habitat is fragmented and rural properties are surrounded by development, the character of that land changes permanently.

Growth should not come at the expense of the very farms, ranches, wildlife, and rural businesses that make this community what it is.

Please don't look at this land simply as acreage available for development. Look at it as working land that supports families, businesses, animals, and our local agricultural community. *For these reasons, sub area 5 is actually incompatible with the UGB Goal 14 laws.*

I respectfully ask you to think beyond the immediate development and consider the long-term consequences for those of us who live and work here.

I'm asking you to please continue working with the State and DLCD to ask if we can substitute Sub Area 5 with Sub Area 13 or another more compatible area with Goal 14 laws, because I believe 3J Consulting's interpretation of the very recent Dyer engineering report is inaccurate.

Please vote **no on Urban Growth Boundary Subdivision Five** and protect the working lands and rural livelihoods that are already contributing to our community.

Thank you for your time.

Eric Cole

13577 S. Molalla Forest Rd.
Molalla OR 97038

From: [Carol Johnson](#)
To: [City Recorder](#)
Subject: Vote no
Date: Tuesday, September 22, 2026 9:10:01 PM

Urban Growth Boundary

"Dear Molalla City Council,

My name is Carol Johnson, and I live in Molalla.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.

2. WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.

3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
Carol Johnson
Sent from my iPhone

From: [Tosha Welch](#)
To: [City Recorder](#)
Subject: Urban Growth Boundary
Date: Tuesday, September 22, 2026 9:12:49 PM

My name is Tosha Welch,

I am writing because I am extremely disappointed to have only recently learned about the proposed Urban Growth Boundary (UGB) expansion—especially after learning that this process has been underway for years. I personally only learned about the current proposal recently through Facebook. As a resident, a parent, and an employee at one of our local clinics, I can tell you firsthand that a significant number of people in this community do not use computers or the internet and would not have a way to find this information.

That concerns me greatly. Not everyone is on Facebook, checks the City's website, or follows online government meetings and documents. There are many people in our community, particularly older residents—who have no idea that this process has been taking place or that the proposed direction has changed.

A major decision that will affect Molalla for generations should not be something residents discover through Facebook.

I am asking the City Council to vote NO on the current UGB expansion proposal or, at minimum, postpone the vote until the October 14 City Council meeting so the community has additional time to review the proposal and provide meaningful feedback.

1. Community Engagement Has Been Inadequate

The community engagement throughout this process has been confusing, with stops, starts, and pauses that have made it difficult for residents to follow.

Many community members have either given up trying to keep up with the process or have not been aware of opportunities to provide relevant feedback. Once the engineering report was completed, there appeared to be very little communication to the broader community during the following summer.

I also believe many residents were under the impression that the UGB expansion would move north, as had previously been discussed. Appropriate and widespread notification that the direction or preferred area had changed does not appear to have reached many residents.

If important information about a decision that will affect the entire community is primarily reaching residents online, then a portion of our community is being left out of the conversation.

This is a major decision that will affect Molalla for decades. The community deserves more time and better communication before such an important decision is made.

Please do not make this decision simply because the process has been ongoing for a long time. The length of the process should not outweigh the importance of getting the decision right.

2. I Believe There Are Better-Suited Areas Than Sub Area 5

I am concerned about the selection of Sub Area 5 as the proposed area for expansion.

For example, Sub Area 13 to the north appears to warrant additional consideration. Its location could potentially provide better access for commuters traveling toward the freeway while also being relatively close to existing city infrastructure.

Rather than simply accepting Sub Area 5 as the only viable option, I believe the City should continue working with the state to determine whether another area, including Sub Area 13, could be considered.

If there are legitimate ways to pursue a different sub area within the applicable state requirements, I believe the City should take the time to explore those options before moving forward.

3. The Engineering Report Deserves Further Review

I have concerns about portions of the engineering report and believe some of its assumptions, conclusions, and cost comparisons deserve additional scrutiny.

My understanding of the report is that the costs associated with expanding south into Sub Area 5 raise significant questions about whether that area is actually the most efficient choice from an infrastructure and financial perspective.

I believe the City should have an opportunity to thoroughly review those concerns and compare the costs and infrastructure implications of Sub Area 5 with alternatives such as Sub Area 13 before making a final decision.

If there are discrepancies or conflicting interpretations of the engineering findings, those issues should be resolved before the UGB expansion is approved.

4. I Am Concerned About the Population Forecast

I also have concerns about the population forecast being used to justify the size and location of the proposed expansion.

The City's housing-needs analysis projected a 2042 population of 15,660 and identified a need for approximately 1,996-2077 additional housing units. However, that analysis was based on information available during the earlier stages of this process. Since then, additional housing has already been built or has entered the development pipeline.

In fact, the City's current UGB materials indicate that 287 pipeline housing units have been completed since the last Housing Needs Analysis. That raises an important question for me: How have those recently completed units—and the population they are capable of accommodating—been accounted for in the City's current calculation of how much additional housing and land Molalla still needs?

If the original forecast and housing-needs calculation predated some of this recent development, I believe the City should clearly demonstrate that the current UGB proposal is based on updated information and that housing already built has not effectively been counted twice or otherwise overlooked in determining the remaining need.

I am not saying that the existence of these new housing units, by itself, proves that the population forecast is incorrect. I am asking the City to show the community

exactly how the forecast has been updated to account for the housing that has already been built and the development that is already in the pipeline.

If the projected population is higher than what ultimately materializes, Molalla could potentially commit significant resources to infrastructure and development that the community does not actually need.

I understand that obtaining another population forecast could cost taxpayer money. However, I believe that expense should be weighed against the potentially much greater long-term cost of making the wrong decision now.

Before expanding the UGB, I would like the City to consider whether the population projections should be independently reviewed or updated using the most current housing and population information available.

I am also concerned about whether our existing infrastructure can adequately support significant additional growth. If our current systems are already under strain, I want to understand how additional development would affect the residents who already live here.

I am not opposed to Molalla growing. However, I believe growth should be carefully planned and should benefit the long-term community. I would especially like to see consideration given to housing that supports long-term residents and families rather than simply maximizing the number of units that can be built.

5. Our Schools Need to Be Part of This Conversation

This is my biggest concern as a parent.

Since my children started school, I have watched classroom sizes in just one of the elementary schools increase significantly. We started with approximately 17–20 students in a classroom, and now many classrooms have 26 or more students, with some reportedly reaching up to 33.

As a parent, I am deeply concerned about what continued population growth could mean for our schools if educational capacity does not keep pace.

Teachers can only provide so much individual attention when classrooms become increasingly crowded. Larger class sizes can make it more difficult for children to receive the attention and support they need to learn and succeed. That ultimately affects the future.

Before approving substantial additional growth, I believe the City should have a clear understanding of how that growth will affect our schools, infrastructure, roads, water systems, emergency services, and other community resources.

Please Give Molalla More Time

I am asking the City Council to vote NO on the current UGB expansion proposal or postpone the vote until October 14.

This is not a decision that can easily be undone. Once the UGB is expanded and development follows, the consequences will affect Molalla for generations.

I believe residents deserve a meaningful opportunity to understand the proposal, review the information being used to support it, ask questions, and provide feedback before the City moves forward.

Please take the additional time to ensure that the decision being made is truly in the long-term best interest of Molalla and the people who already call this community home.

Please vote NO on the current proposal and/or postpone the decision until the next meeting on October 14 so the community has more time to participate in this important decision.

Thank you for your time and for your service to our community.

Sincerely,

Tosha Welch

Molalla Resident

Molalla Parent

Molalla Youth sports coach

Molalla frontline worker

From: [Gregory Kneeland](#)
To: [City Recorder](#)
Subject: Urban growth boundary
Date: Tuesday, September 22, 2026 9:17:17 PM

My name is Greg Kneeland,

I am writing because I am extremely disappointed to have only recently learned about the proposed Urban Growth Boundary (UGB) expansion—especially after learning that this process has been underway for years. I personally only learned about the current proposal recently through Facebook. As a resident, a parent, and a youth sports coach, I can tell you firsthand that a significant number of people in this community do not use computers or the internet and would not have a way to find this information.

That concerns me greatly. Not everyone is on Facebook, checks the City's website, or follows online government meetings and documents. There are many people in our community, particularly older residents—who have no idea that this process has been taking place or that the proposed direction has changed.

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In fact, the City's current UGB materials indicate that 287 pipeline housing units have been completed since the last Housing Needs Analysis. That raises an important question for me: How have those recently completed units—and the population they are capable of accommodating—been accounted for in the City's current calculation of how much additional housing and land Molalla still needs?

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exactly how the forecast has been updated to account for the housing that has already been built and the development that is already in the pipeline.

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Please take the additional time to ensure that the decision being made is truly in the long-term best interest of Molalla and the people who already call this community home.

Please vote NO on the current proposal and/or postpone the decision until the next meeting on October 14 so the community has more time to participate in this important decision.

Thank you for your time and for your service to our community.

Sincerely,

Greg Kneeland
Molalla Resident
Molalla Parent
Molalla Youth sports coach

From: [Joan Derry](#)
To: [City Recorder](#)
Subject: Opposition to inclusion of sub area 12 in the proposed UGB
Date: Tuesday, September 22, 2026 9:24:47 PM

I am opposed to the Sub Area 12 being included in the UGB.
My name is Joan Derry (1840 Toliver Road).

I am strongly opposed to the proposed industrial development in this area and believe it deserves much greater scrutiny before moving forward.

This is not simply a question of bringing additional industry into the community. It is a question of whether we are willing to accept increased risks to our watershed, wetlands, roads, water supply, and the financial well-being of Molalla residents in order to accommodate development.

Protect Bear Creek and the Watershed

Industrial development in the proposed area would put the Bear Creek watershed at increased risk. Bear Creek and its extensive associated wetlands are part of a larger interconnected watershed. Bear Creek flows into the Pudding River, which feeds the Willamette River, which ultimately feeds the Columbia River.

These waterways and wetlands are valuable natural resources. They provide habitat, help manage water, and contribute to the health of the larger watershed.

This area needs restoration and protection—not increased industrial risk.

Once wetlands and watershed functions are damaged, they can be extremely difficult, and sometimes impossible, to restore. The community should not accept environmental degradation first and attempt to deal with the consequences later.

Toliver Road Cannot Handle Industrial Traffic

Toliver Road already has a serious traffic problem. Vehicles currently travel at excessively high speeds on a narrow road.

Adding heavy industrial traffic to this road would only make an existing problem worse.

Toliver Road was not designed or built to handle the volume and weight of heavy industrial vehicles that could accompany this type of development. Increased truck traffic means increased concerns about road damage, traffic safety, noise, and the safety of residents who live along and use this road.

The solution should not be to put industrial traffic on a road that is already inadequate for the traffic it currently carries.

If a proposed development requires substantial improvements to the road in order to operate safely, those improvements should not become another financial burden for the residents of Molalla.

Protect Molalla's Water Supply

Molalla depends on the Molalla River for its municipal water supply. That water supply should be treated as a critical community resource—not as an unlimited source of water for future industrial development.

The Molalla River already faces significant pressures from drought, changing climate conditions, low water levels, and water withdrawals. Low-flow conditions can affect both the community's ability to obtain water and the health of the river's ecosystem and wildlife habitat.

We should not approve new water-intensive industry without first demonstrating that our existing water supply can reliably support it, including during drought and low-flow conditions.

At a meeting, the possibility of a data center and its use of treated water was mentioned. My spouse and I are strongly opposed to a data center being developed here.

A data center or other water-intensive industry should not be allowed to compete with residents for a limited and increasingly stressed water resource.

Molalla Residents Should Not Subsidize New Industry

There is another issue that must be addressed directly: **Who is going to pay for this development?**

Molalla is not a wealthy community. Its residents already pay taxes and utility bills to support the community's infrastructure and services.

We cannot afford a situation where residents are expected to absorb increased taxes, utility costs, infrastructure costs, water costs, road costs, or other expenses created by new industrial development.

My spouse and I are opposed to any new industry that does not fully pay its own fair share of taxes and utility costs.

Residents should not be expected to subsidize private industry.

If a business requires additional roads, water infrastructure, wastewater capacity, utilities, emergency services, or other public infrastructure, those costs need to be clearly identified and addressed before approval—not passed on to the people who already live here.

Development Should Not Come at the Expense of the Community

Economic development is not automatically beneficial simply because it is called "development."

Development has consequences. The community has a right to know what those consequences will be and who will bear the costs.

Before any industrial development is approved in this area, there should be clear answers

regarding:

- The potential impacts on Bear Creek and its wetlands
- The potential impacts on the Pudding, Willamette, and Columbia River watersheds
- The amount of water the proposed industries would require
- The source of that water
- The impact of water use during drought and low-flow conditions
- The impact of wastewater and treated-water use
- The amount and type of traffic that would be added to Toliver Road
- The improvements required to make Toliver Road safe for industrial traffic
- Who will pay for those improvements
- The additional demand on city utilities and infrastructure
- The additional demand on police, fire, emergency, and other public services
- The full tax and utility contributions that would be made by the proposed businesses
- Whether any costs would ultimately be passed on to existing residents

Protect the People Who Already Live Here

Molalla residents should not have to sacrifice their environment, water security, road safety, or financial stability to accommodate industrial development.

We should not be asked to accept the risks while private industry receives the benefits.

Before moving forward, decision-makers need to demonstrate that the proposed development will protect our watershed, protect our water supply, address its own infrastructure needs, and pay its fair share of the costs it creates.

Bear Creek and its wetlands should be protected.

The Molalla River and our community's water supply should be protected.

Toliver Road and the safety of the people who use it should be protected.

And the taxpayers and utility customers of Molalla should not be left paying the bill for industrial development.

We are asking our elected and appointed officials to put the long-term interests of the Molalla community ahead of pressure to approve additional industrial development. Once these resources are damaged and these costs are imposed, it may be too late to undo the consequences.

From: [Mark Derry](#)
To: [City Recorder](#)
Subject: Fw: Proposed inclusion of Sub Area 12 being included in the UGB
Date: Tuesday, September 22, 2026 9:32:21 PM

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From: Mark Derry <markwderry@gmail.com>
Sent: Tuesday, September 22, 2026 9:28 PM
To: recorder@cityofmolall.com <recorder@cityofmolall.com>
Subject: Proposed inclusion of Sub Area 12 being included in the UGB

I am opposed to the Sub Area 12 being included in the UGB.
My name is Mark Derry (1840 Toliver Road).

I am strongly opposed to the proposed industrial development in this area and believe it deserves much greater scrutiny before moving forward.

This is not simply a question of bringing additional industry into the community. It is a question of whether we are willing to accept increased risks to our watershed, wetlands, roads, water supply, and the financial well-being of Molalla residents in order to accommodate development.

Protect Bear Creek and the Watershed

Industrial development in the proposed area would put the Bear Creek watershed at increased risk. Bear Creek and its extensive associated wetlands are part of a larger interconnected watershed. Bear Creek flows into the Pudding River, which feeds the Willamette River, which ultimately feeds the Columbia River.

These waterways and wetlands are valuable natural resources. They provide habitat, help manage water, and contribute to the health of the larger watershed.

This area needs restoration and protection—not increased industrial risk.

Once wetlands and watershed functions are damaged, they can be extremely difficult, and sometimes impossible, to restore. The community should not accept environmental degradation first and attempt to deal with the consequences later.

Toliver Road Cannot Handle Industrial Traffic

Toliver Road already has a serious traffic problem. Vehicles currently travel at excessively high speeds on a narrow road.

Adding heavy industrial traffic to this road would only make an existing problem

worse.

Toliver Road was not designed or built to handle the volume and weight of heavy industrial vehicles that could accompany this type of development. Increased truck traffic means increased concerns about road damage, traffic safety, noise, and the safety of residents who live along and use this road.

The solution should not be to put industrial traffic on a road that is already inadequate for the traffic it currently carries.

If a proposed development requires substantial improvements to the road in order to operate safely, those improvements should not become another financial burden for the residents of Molalla.

Protect Molalla's Water Supply

Molalla depends on the Molalla River for its municipal water supply. That water supply should be treated as a critical community resource—not as an unlimited source of water for future industrial development.

The Molalla River already faces significant pressures from drought, changing climate conditions, low water levels, and water withdrawals. Low-flow conditions can affect both the community's ability to obtain water and the health of the river's ecosystem and wildlife habitat.

We should not approve new water-intensive industry without first demonstrating that our existing water supply can reliably support it, including during drought and low-flow conditions.

At a meeting, the possibility of a data center and its use of treated water was mentioned. My spouse and I are strongly opposed to a data center being developed here.

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There is another issue that must be addressed directly: **Who is going to pay for this development?**

Molalla is not a wealthy community. Its residents already pay taxes and utility bills to support the community's infrastructure and services.

We cannot afford a situation where residents are expected to absorb increased taxes, utility costs, infrastructure costs, water costs, road costs, or other expenses created by new industrial development.

My spouse and I are opposed to any new industry that does not fully pay its own fair

share of taxes and utility costs.

Residents should not be expected to subsidize private industry.

If a business requires additional roads, water infrastructure, wastewater capacity, utilities, emergency services, or other public infrastructure, those costs need to be clearly identified and addressed before approval—not passed on to the people who already live here.

Development Should Not Come at the Expense of the Community

Economic development is not automatically beneficial simply because it is called "development."

Development has consequences. The community has a right to know what those consequences will be and who will bear the costs.

Before any industrial development is approved in this area, there should be clear answers regarding:

- The potential impacts on Bear Creek and its wetlands
- The potential impacts on the Pudding, Willamette, and Columbia River watersheds
- The amount of water the proposed industries would require
- The source of that water
- The impact of water use during drought and low-flow conditions
- The impact of wastewater and treated-water use
- The amount and type of traffic that would be added to Toliver Road
- The improvements required to make Toliver Road safe for industrial traffic
- Who will pay for those improvements
- The additional demand on city utilities and infrastructure
- The additional demand on police, fire, emergency, and other public services
- The full tax and utility contributions that would be made by the proposed businesses
- Whether any costs would ultimately be passed on to existing residents

Protect the People Who Already Live Here

Molalla residents should not have to sacrifice their environment, water security, road safety, or financial stability to accommodate industrial development.

We should not be asked to accept the risks while private industry receives the benefits.

Before moving forward, decision-makers need to demonstrate that the proposed development will protect our watershed, protect our water supply, address its own infrastructure needs, and pay its fair share of the costs it creates.

Bear Creek and its wetlands should be protected.

The Molalla River and our community's water supply should be protected.

Toliver Road residents and the safety of the people who use it should be protected. There are families on Toliver Road west of the traffic circle with very young children. The high traffic speeds that happen daily there are unsafe and dangerous. Any increase in traffic volume and large commercial vehicles puts those children in jeopardy of a fatal accident. Current low to near zero levels of police monitoring need to be noted and addressed. Speed limit signage needs to be changed and lowered, with strict enforcement.

And the taxpayers and utility customers of Molalla should not be left paying the bill for industrial development.

We are asking our elected and appointed officials to put the long-term interests of the Molalla community ahead of pressure to approve additional industrial development. Once these resources are damaged and these costs are imposed, it may be too late to undo the consequences

Get [Outlook for iOS](#)

From: [Melissa Schultz](#)
To: [City Recorder](#)
Subject: UBG Expansion- Please vote NO
Date: Wednesday, September 23, 2026 7:42:37 AM

Dear Members of the Molalla City Council,

My name is Melissa Schultz, and I am a resident living just outside the city limits.

Thank you for your ongoing time and effort navigating the Urban Growth Boundary (UGB) expansion process. I respectfully ask that you vote NO on the current UGB expansion proposal or postpone the vote until the October 14 City Council meeting for the following reasons:

1. **Community Feedback:** The engagement process has suffered from delays and limited communication. Following the completion of the engineering report last summer, outreach was minimal and primarily digital, leaving many residents—particularly those offline—uninformed about major changes to the plan. Additional time is needed to properly gather public input.
2. **Sub Area Selection:** Sub Area 5 is not the optimal choice. Alternatives such as Sub Area 13 to the north offer better access to major transit routes and existing city infrastructure. The Council should advocate for a solution that better fits our community rather than accepting Sub Area 5.
3. **Engineering Report Concerns:** The engineering report contains inaccuracies that warrant further review. Notably, the report indicates that expanding to the south (Sub Area 5) is less cost-effective than utilizing Sub Area 13.
4. **Population Forecasts:** The current population projections appear inflated. Re-evaluating these forecasts now will prevent unnecessary boundary expansion and overdevelopment, ultimately saving taxpayer funds in the long term.

Please vote NO or postpone this vote until the October 14 meeting to allow for further public review and deliberation.

Thank you for your time and consideration.

Sincerely,

Melissa Schultz
Molalla, Oregon

From: [Ron Higginbotham](#)
To: [City Recorder](#)
Subject: Public Comment in reference to Proposed UGB Expansion
Date: Wednesday, September 23, 2026 7:54:20 AM

My name is Ron Higginbotham, and I live with my wife (Nicole) on Toliver Rd west of HWY 213. We built our house there over 22 years ago.

I am writing to provide my formal request to ask the City Council to reject the Planning Commission's proposed UGB Expansion. The failure of the Planning Commission to use an available, accurate Population Forecast will have significant negative impacts on the plan. I understand the years of work that has been completed on this proposal; however, the citizens of Molalla should not be paying for a known inaccurate estimate. Additionally, this impacts everyone who drives in or through Molalla.

The current proposed plan also includes a VOLUNTARY industrial site expansion in subarea 12 located 500 feet from the nearest city residence and is even closer to homes on county property. This location borders Bear Creek. A quick search on the DEQ website shows at least 4 industrial and commercial sites that were fined in the last 9 years, with many of these fines due to runoff or dumping into Bear Creek. By adding another large site that touches the water way in no way protects it. This also does not include City itself being sued and fined for violating regulations regarding dumping effluent into the creek over multiple years. I believe where industry is currently located in Molalla deserves added scrutiny and where future development will be allowed should purposefully be directed away from water sources. Subarea 12 does not sufficiently provide a safeguard of this water way.

In conclusion, not using the most accurate data available is not acceptable. As an organization that is responsible to be good stewards of taxpayer money, you should be asking yourselves, "Does this help the current citizens if there is already sufficient capacity within today's boundaries, or will this place an undue burden on these same citizens?"

Ron Higginbotham
1820 Toliver Rd

From: [Nyxon Hopping](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Wednesday, September 23, 2026 8:24:41 AM

Dear Molalla City Council,

My name is Nyxon Hopping, and I live in Molalla (13577 S Molalla Forest Rd, Molalla OR.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.

2. WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.

3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Nyxon Hopping

13577 S Molalla Forest Rd, Molalla, OR

From: [Ron & Nicole Higginbotham](#)
To: [City Recorder](#)
Subject: Data Center Fact Sheet on the Current.pdf
Date: Wednesday, September 23, 2026 8:28:31 AM
Attachments: [Data Center Fact Sheet on the Current.pdf](#)

My name is Nicole Higginbotham, I am a city resident for 22+ years.

I am asking city council to vote No on the proposed Urban Growth Boundary. I am asking they remove Sub Area 12 from the plan as it is not required by the state to be included in the UGB.

After reading the E.O.A, and the possibility of adding land to the city to accommodate a land parcel for Data Centers. We live within 500 ft of the last house in our city neighborhood to Sub Area 12. The impact to our neighborhood would be devastating.

We also want Current accurate forecast numbers to be used for the UGB plan.

Please listen to your constituents on this very important issue. I will be asking for a moratorium on Data center in the City of Molalla.

Thank you

Nicole Highinbotham

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Jaren Dewald](#)
To: [City Recorder](#)
Subject: UGB
Date: Wednesday, September 23, 2026 8:40:56 AM

"Dear Molalla City Council,

My name is Jaren, and I live in Molalla off of Claim Road.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. **COMMUNITY FEEDBACK:** Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.
2. **WRONG SUB AREA CHOSEN:** There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.
3. **INACCURATE ENGINEERING REPORT:** There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.
4. **INACCURATE POPULATION FORECAST:** The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
Jaren

From: [Jackie Line](#)
To: [City Recorder](#)
Subject: UGB Expansion - Please Vote NO
Date: Wednesday, September 23, 2026 8:54:07 AM

Dear Molalla City Council,

My name is Jacklyn Line, and I live in Molalla at 816 Alyssa Ct.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote NO on the current UGB expansion proposal, or postpone the vote until the next City Council meeting on October 14 for the following reasons :

1. COMMUNITY FEEDBACK: Please don't make this decision out of haste and just wanting this to be over. The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback. Once the engineering report was done, there was very little online-only communication out to the community last summer. Many citizens assumed that the UGB would go to the North as you had hoped. Appropriate notification to citizens that the plan had changed did not occur. Anyone who is not online (older generations especially), had no way to know when the engineering report was completed and how the City was interpreting it. We need more time as a community to make the right decision for Molalla and get community feedback. Again, please don't make this decision out of haste and just wanting this to be over.

2. WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than Sub Area 5. Sub Area 13 to the North for example, would be great for commuters to get to the freeways and be close enough to existing city infrastructure. We should fight to push the state for a better suited Sub Area, not just succumb to one-size-fits-all state laws. Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13.

3. INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that it IS inefficient from a cost perspective to expand the UGB to the south (specifically to Sub Area 5). Please vote NO so we can work with the state to find a way to swap Sub Area 5 and Sub Area 13. Sub Area 13 is actually more cost effective than Sub Area 5.

4. INACCURATE POPULATION FORECAST: The current population forecast is very likely skewed high. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse. Please ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. If you allow it, they will come.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,

Jacklyn Line 816 Alyssa Ct. Molalla OR

From: [Nancy Kylo](#)
To: [City Recorder](#)
Subject: UGB Expansion Considerations & Please Vote NO
Date: Wednesday, September 23, 2026 8:58:17 AM

Dear Molalla City Council,

My name is Nancy Kylo, and I live in Molalla at 32958 S. Wilhoit Road, Molalla, OR 97038.

Thank you for your time and efforts over the last few years navigating the UGB expansion. I respectfully ask that you **vote NO on the proposed UGB expansion as currently presented** and allow additional time for meaningful community input and further review of the alternatives. I understand that the City is working within state requirements for urban growth boundaries, but this decision will shape Molalla for decades. We should take the time necessary to ensure we make the right decision for our community. My concerns include the following:

1. INSUFFICIENT COMMUNITY ENGAGEMENT

The community engagement process has been confusing, with stops, starts, and pauses. Many residents have given up trying to follow along or provide meaningful feedback. After the engineering report was completed, there was limited communication to the broader community. Many residents were not aware that the direction of the proposal had changed. We need more time and better outreach to ensure the community understands the options before a final decision is made.

2. SUB AREA 5 MAY NOT BE THE BEST CHOICE

There are better-suited areas to consider. An example is **Sub Area 13 to the north**. It appears to have advantages over options to the south because of its proximity to existing city infrastructure and transportation connections. I understand the City must work within state requirements, but we should continue working with the state to find the best solution for Molalla rather than treating Sub Area 5 as the only viable option.

3. ENGINEERING ANALYSIS NEEDS FURTHER REVIEW

There are concerns related to the engineering report that deserve a closer look, particularly regarding the cost of extending infrastructure to different subareas. The analysis should clearly establish which areas can be served most efficiently and cost-effectively before the City commits to an expansion. If Sub Area 13 may be more cost-effective than Sub Area 5, that comparison should be fully evaluated.

4. POPULATION FORECAST SHOULD BE VALIDATED

The proposed UGB expansion is based in part on a long-term population forecast. If that forecast is higher than Molalla ultimately needs, we could end up expanding the UGB farther than necessary. This invites development that puts additional demands on our infrastructure and taxpayers. It may cost money to obtain a more accurate forecast, but that could be a much smaller cost than making the wrong decision now.

Please don't make this decision simply because this has been a long and difficult process and everyone wants it to be over. **A UGB decision is not something we**

should rush simply to meet a timeline. We have an opportunity to ensure the analysis is sound, the alternatives have been fully considered, and the community has had a meaningful opportunity to participate.

When I think about a plan, I want to ensure our community can support the cost of change associated with basic infrastructure. In addition, I also want to ensure our little town can support changes affecting schools, transportation, fire, and police. I want a future for Molalla that sets our community up for continued success. It was just a few years ago that we had the wildfires and the go-now evacuations. Maybe it's PTSD from that experience, but I want to ensure we grow at the right level with an expansion plan that helps our community thrive. I hate seeing any farmland go away for the sake of more apartments or homes.

Please vote NO and allow additional time to work with the state, review the alternatives, and get this decision right for Molalla.

Best regards,

Nancy Kylo

32958 S. Wilhoit Rd.
Molalla, OR
[\(503\)710-1799](tel:5037101799)

September 21, 2026

Dear Molalla City Council,

My name is Monica Sandgren and I live in Molalla on S. Wilhoit Road.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote no on the current UGB expansion proposal, or postpone the vote until the next city council meeting on October 14 for the following reasons :

COMMUNITY FEEDBACK: The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback due to the lack of genuine effort to collect feedback from relevant parties. We need more time as a community to make the right decision for Molalla, not just going off state laws that are a one size fits all approach.

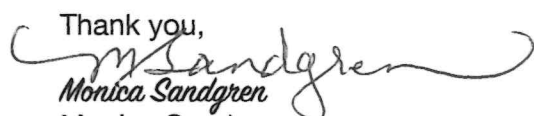
WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than sub area 5. Sub area 13 for example, would be great for commuters to get to the freeways and be close enough to city infrastructure.

INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that It is inefficient from a cost perspective to expand the UGB to the south (specifically Sub Area 5).

INACCURATE POPULATION FORECAST: the current population forecast is very likely skewed high as you know. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse.

Please vote NO or postpone this vote until city council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,



Monica Sandgren

Monica Sandgren
36136 S Wilhoit Road
Molalla, OR 97038



September 21, 2026

Dear Molalla City Council,

My name is Barry Sandgren and I live in Molalla on S. Wilhoit Road.

Thank you for your time and efforts over the last few years navigating the UGB expansion. It is a confusing and cumbersome process for all. I am asking you to vote no on the current UGB expansion proposal, or postpone the vote until the next city council meeting on October 14 for the following reasons :

COMMUNITY FEEDBACK: The community engagement for this process has not gone well. It has been confusing with stops, starts, and pauses, and many community members have given up following along or trying to provide relevant feedback due to the lack of genuine effort to collect feedback from relevant parties. We need more time as a community to make the right decision for Molalla, not just going off state laws that are a one size fits all approach.

WRONG SUB AREA CHOSEN: There are better suited sub areas to choose from than sub area 5. Sub area 13 for example, would be great for commuters to get to the freeways and be close enough to city infrastructure.

INACCURATE ENGINEERING REPORT: There are flaws and inaccuracies in the engineering report that need to be carefully revisited and studied. The engineering report actually proves that It is inefficient from a cost perspective to expand the UGB to the south (specifically Sub Area 5).

INACCURATE POPULATION FORECAST: the current population forecast is very likely skewed high as you know. Although we would need to spend taxpayer dollars to get a more accurate forecast, the wasted taxpayer dollars down the road if we make the wrong decision would be much worse.

Please vote NO or postpone this vote until city council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,



Barry Sandgren
36136 S Wilhoit Road
Molalla, OR 97038



From: [Molalla CPO](#)
To: [City Recorder](#)
Subject: Molalla CPO - Molalla City Council Comment - Sept. 23, 2026
Date: Wednesday, September 23, 2026 9:29:35 AM

Please see below for the comments from the Molalla CPO to be included in the record.

September 23, 2026

Dear Mayor and City Council members,

The Molalla Community Planning Organization (CPO) is in opposition to the current plan for Urban Growth Boundary expansion plan because of overstated population needs due to the use of the outdated 2020 population numbers. We understand that significant resources have been used to develop the existing plan, but we are concerned that moving forward on a plan that relies on outdated projections will commit the city to unbearably high infrastructure costs, driving up costs for all of the residents of Molalla and the surrounding areas.

We are also deeply concerned about the voluntary inclusion of large acreage of currently productive farmland for industrial zoning. There are potentially significant ecological impacts to wetlands and Bear Creek by expanding in this area. We are concerned about the potential for housing a data center on this land, an unpopular idea with residents inside and outside the city. A data center would provide few jobs and dramatically increase utility rates for Molalla residents.

As the Council moves towards adoption of the UGB expansion plan, we urge the Council to recognize that these final decisions acutely impact those living just outside current city limits. Rural residents in-scope for inclusion in the potential UGB expansion bear the heaviest burden of these changes yet have no direct democratic recourse with the city. They are part of the same financial and social ecosystem as the city. They fund the same schools, fire districts, and county services; they are stakeholders in Molalla's success. Yet, these planning decisions dictate their quality of life and financial futures without the benefit of their vote. We ask the City to use its discretion to limit the harms of aggressive over-expansion by considering the permanent social and agricultural impacts on families both inside and outside the city who have called this land home for generations. We believe that Molalla's future success lies in a balanced growth strategy that protects shared resources, promotes well-being for current residents, and meets genuine need for housing and job growth.

Thank you,

Jim Gilbert
President, Molalla Community Planning Organization

9/23/26: Urban Growth Boundary Feedback

Dear City Council and Mayor of Molalla,

Thank you for all the hours and hard work that has gone into this Urban Growth Boundary expansion process. I write this with respect and gratitude for your service. I know this has been a heavy burden everyone at the City for years. We all just want it to be over, however, I am pleading with you to not make this decision in haste and frustration and vote No on the existing UGB proposal, or delay the vote until Oct 14th. **We need more time as a community to process the new Dyer engineering report that was just shared only two months ago, with very little community-wide engagement.**

I know the City communicated with the DLCD and the State about the desire to not have to use Sub Area 5 exception lands last year. To my knowledge, the City has not tried to communicate or work with them again since the Dyer engineering report was completed this July. **We ask that the City please continue to work with DLCD and the State to push for releasing the requirement of using "Exception Lands" in Sub Area 5.** The engineering report has errors and can be interpreted in various ways. It does NOT have to be interpreted that Sub Area 5 is cost effective for expansion. *Sub Area 5 IS cost prohibitive and incompatible with Goal 14 Laws.*

Are you deciding your vote because you want this to be over, or because you are 100% confident this is the right direction? Have you deeply studied the Dyer engineering report yourself, or are you relying on Violet Brown's opinion?

My family owns fifth generation land, ~200 acres, on the backside of Sub Area 5 near Warrick. There are six Lantz families on our land, across three generations. I'm asking you to **please slow down** and realize that the decision made today will impact generations of people (my kids and future grandkids!). While it may not affect you directly, it affects many Molallans, very seriously. It affects their ability to sell land to retire, or it affects their ability to keep family farms for future generations not surrounded by incompatible density. **These are major life impacts that you have on your plate today.** This is not just adjusting a line on a map, this is a decision that affects families, their way of life, and their finances deeply, on the North and South parts of town.

Although this process has been going on for years, it has ONLY been two months since the Dyer engineering report was available to the public that changed the entire conversation. It was not appropriately communicated back out to the public that the report was ready for review. The July 20th Community Meeting basically stated there was nothing the City could do and the expansion "must go to the south" due to cost constraints. That is not the case.

I appreciate the intent of the UGB laws, but the process is incredibly flawed, and I strongly believe the ways **the laws are too strict and do not require enough public feedback** and input. **We CAN fight back as a City against these laws.** Please do not give up!

The process has been so confusing, I think that most of the community has just thrown their hands up and given up. I know that we all want this to be over and I know that this is a huge hassle, **but I am begging you to please continue to work with DLCD and the State again to request we do not have to use the "Exception Lands" in Sub Area 5. Please ask the DLCD/State again if we swap can Sub Area 5 for Sub Area 13, or another Northern Sub Area?** The North is closer to freeways, existing infrastructure, and have multiple land owners wanting to be incorporated. **Despite these norther parcels' "farm use" zoning, we CAN ask the State again for an exception to these laws.**

Per the land use attorneys I've spoken to, **the Dyer engineering report actually DOES support the UGB expanding North from a cost perspective. But the report was poorly completed with errors,** hence the possible interpretation that the UGB "should go South using Exception lands."

Over a year ago, we were told to pause and wait for the engineering report to be done, then the UGB process quietly popped back up this summer. **Only two months ago, somehow we as a community were supposed to figure out that this was back on the table to go to the South.** Unless you were checking Facebook and the City website, or attending all City meetings, how was the community supposed to know the report had been completed? What about the older generation that is technologically challenged? Did you send out another mailer or pass out flyers?

It is not right and honestly, it is un-American to be able to implement land laws with little guideline on public involvement and feedback timelines. **The UGB laws were written by liberal environmentalists, who, as we know commonly allow government overreach.** I am begging you to please consider your civic duty to represent the people by the oath you took to make the right decisions for your people. We need more time with the engineering report.

The 3J Consulting agency who is the driving advisor on our UGB process has a negative reputation for preying on small to medium size towns who do not have the financial means or community bandwidth as a working class demographic to push back on their recommendations. They take the State funded grant money and do a cookie-cutter UGB approach within the grant money's funded scope of work. They do not want to help navigate pushing back on DLCD and the State, because they cannot bill for those hours as there is no further funding. While I respect her intellect, professionalism, and knowledge, **one person, Violet Brown, should not have this much influence on decisions affecting thousands of people.** When asked how lots were chosen in Sub Area 5, Violet even admitted in the last Planning Commission meeting that she arbitrarily picked tax lot parcels off of Warrick Rd. until she reach the required amount of additional acres needed, and then stopped. She did not walk the neighborhood, or ask for any property's owners input. There is a landowner off Warrick who wants to be in the expansion and wasn't included. Can we at least help them? **Although not illegal, why would we as a town allow this? Because we "just want this to be over?"** We live in a democracy where we can push back on laws we don't agree with. *We can decide to make the feedback process better, even if not required.*

Please do not make this decision in haste, do your OWN research and interpretation of the Dyer engineering report. Open your heart and make this decision out of how much you care about this town. I am begging you to **please vote NO, or postpone the vote to October 14th,** so that we have more time to work together to interpret the engineering report and give a stronger voice to the people deeply and forever impacted by your vote.

With Respect and Gratitude for your service,

Paige and Lee Lantz

32951 S Wilhoit Rd, Molalla, OR 97038

503-318-6228 paige@lantz-construction.com

From: [mari ruiz](#)
To: [City Recorder](#)
Subject: NO to UGB
Date: Wednesday, September 23, 2026 10:18:20 AM

Dear Molalla City Council,

My name is Maricela Dewald, and I live in Molalla on S. Claim Rd.

Thank you for your time and efforts over the last few years navigating the UGB expansion. I (with many other Molalla citizens) am disappointed with the lack of communication, involvement, and response or consideration with the Molalla community and our input. It's hard to witness and accept the expansion in our small community, but I know it is most likely necessary within reason.

With that being said, I would hope that careful consideration and planning would go into the UGB and all other possible options. Expanding to the South seems unnecessary, considering there are other, and possibly better, suited options to the North that have better accommodations to transportation, highway access, and closer with easier access to larger city amenities and infrastructure (Oregon City and Canby). The current expansion for sub area 5 intrudes on many properties and landowners livelihood such as farmland. Sub Area 13 is actually more cost effective than Sub area 5. People move to a small town like Molalla for space, the quiet, the tight knit community, and their own piece of land for tranquility and peace.

I also ask to redo the population forecast so we are not expanding the UGB to be larger than actually necessary and inviting more development here than we should. I know with unquestionable certainty that single family homes with larger properties have much higher value than mass buildings such as apartment buildings. I have faith in my town, and I would hope that the best interest would be for Molalla and its loyal community, and not a result of money chasing and the complete disregard for the people who love and fight for this town. If you allow it, they will come.

I can assure you that taxpayers are entirely more willing and likely to invest and spend money on further review and investigation on a new engineering report. I believe it's in the best interest to re-evaluate the boundary areas and to be certain which sub area would be the best and most cost efficient option.

In summary, I feel the key points of consideration are; Community feedback, wrong sub area chosen, population forecast and engineering report.

Please vote NO or postpone this vote until City Council meeting on October 14 so the community has more time to help you make the right decision.

Thank you,
Maricela Dewald
S. Claim Rd. Molalla, OR

[Sent from Yahoo Mail for iPhone](#)

From: [Teresa Arnold](#)
To: [City Recorder](#)
Date: Wednesday, September 23, 2026 11:00:58 AM

No iam a home owner and I am against this data center. I looked for the place I am suppose to sign but cannot find it.

Teresa Arnold
31827 S Ona Way, Molalla, OR 97038

From: [Charlotte Bloebaum](#)
To: [Christie Teets](#)
Date: Wednesday, September 23, 2026 11:30:45 AM

I am in complete opposition to this Urban Growth Boundary - NO DATA CENTERS IN
MOLALLA@!

From: [Corwin DiMeo-Ediger](#)
To: [City Recorder](#)
Subject: Community Comment for the Molalla City Council - September 23, 2026 - RE: UGB Ordinance No. 2026-10
Date: Wednesday, September 23, 2026 11:42:14 AM
Attachments: [Corwin DiMeo-Ediger - Enumerated Objections to UGB Ordinance No. 2026-10 .PDF](#)
[Community Comment for the Molalla City Council - September 23, 2026.PDF](#)
[Tomasi-Bragar-Dubay- Opposition to Including Subarea 5 in the Urban Growth Boundary - UGB Ordinance No. 2026-10.PDF](#)

Hi Christie,

Please see attached for the following documents we would like included in the record:

- A letter signed by 102 members of the Rural South Molalla community jointly written in opposition to the proposed UGB Ordinance No. 2026-10
 - Community Comment for the Molalla City Council - September 23, 2026.PDF
- A copy of a letter also provided to the planning commission from the law firm Tomasi-Bragar-Dubay outlining the legal basis for opposition to the inclusion of Subarea 5 in the Urban Growth Boundary
 - Tomasi-Bragar-Dubay- Opposition to Including Subarea 5 in the Urban Growth Boundary - UGB Ordinance No. 2026-10.PDF
- A list of additional enumerated objections to UGB Ordinance No. 2026-10
 - Corwin DiMeo-Ediger - Enumerated Objections to UGB Ordinance No. 2026-10.PDF

Thank you very much,

Corwin DiMeo-Ediger

I. Statutory Need, Demographic Data, and Internal Capacity (Goal 14 & ORS 197.296)

- **Reliance on Flawed Population Projections:** The UGB expansion relies on an outdated pandemic era PSU Population Research Center (PRC) forecast projecting an increase of 5,432 residents by 2042. PSU PRC officially revised this downward in 2024 to a net increase of only 2,930 residents. While the City claims discretionary authority to proceed with the older invalid data, doing so exceeds what is legally reasonable and violates the legislative intent of that rule. The administrative allowance to retain adopted forecasts was designed to spare cities from having to restart lengthy planning processes over small, nominal variations in population, not to shield a staggering 46% discrepancy that fabricates a false need for a multi-million dollar land expansion.
- **Arbitrary Refusal of State Grant Funding:** DLCD offered flexibility to convert existing planning grants to update the demographic baseline. The City's refusal to correct flawed data constitutes an arbitrary administrative decision unsupported by substantial evidence.
- **Elimination of the Statutory Housing Deficit:** When the corrected 2024 PSU forecast is applied against internal city capacity (1,068 units accommodated via pipeline development, rezoning, and infill), the claimed housing deficit drops to a net surplus of 4 units.
- **Bad Faith Deferral of R-3 Zoning Capacity:** The City is concurrently passing Ordinance 2026-12 to increase internal R-3 zoning density (creating capacity for 304 new units), but intentionally deferring the mathematical inclusion of those units until after the UGB expansion is adopted. This violates the statutory requirement to demonstrate that land needs cannot reasonably be accommodated inside the existing boundary first. Regardless of the technical permissibility of this action, it contradicts the spirit and intent of the DLCD guidance.
- **Unexplained Acreage Padding:** The Goal 14 Analysis identifies a need for 116.15 acres of R-1 and 35.21 acres of R-2 (totaling 151.36 acres), but arbitrarily concludes 189.20 acres are needed. The document fails to provide any legal or technical basis for adding this extra 37.84 acres for infrastructure.
- **Methodological Distortion via Safe Harbor Density Inflation:** In the July 2026 analysis, the City switched to a flat "Safe Harbor" assumption of 7 dwelling units per acre. This mathematically inflates theoretical housing yields to dilute calculated per-unit infrastructure costs on spreadsheets, while ignoring the physical parcel shapes, steep topography, and access easements that prevent real-world buildout at that density.

II. Procedural Failures and Legal Misclassifications (OAR 660-024)

- **Misidentification of Land Priorities:** The Goal 14 Analysis falsely identifies rural exception lands as First Priority lands pursuant to OAR 660-024-0067. Urban Reserves are First Priority, and exception lands are considered Second Priority. Claiming an excess of first priority lands when there are no Urban Reserves in the study area misleads the public and the City's public bodies.

- **Failure to Evaluate All Land in the Study Area:** The Goal 14 consultant identified 21 Subareas. The Public Facilities Review analyzed northern Subareas 2 through 8 and 13 through 16 for relative infrastructure costs. However, the Goal 14 Analysis inexplicably chose to only analyze Subareas 3, 5, 7, 8, and 9 for residential use, reserving Subareas 10 through 21 exclusively for large parcel industrial use. This failure to adequately analyze all sites in the study area for residential use violates the statutory requirement to evaluate all land.
- **Late Stage Map Alterations:** Following the Dyer Partnership engineering report, the City significantly altered parcel maps and subarea boundaries on short notice, denying affected property owners and the public adequate time to review or respond.

III. Public Facilities, Fiscal Liability, and Transportation (Goals 11 & 12)

- **Unacceptable Engineering Error Rates:** The boundary map relies on "Class 5" conceptual estimates from the Dyer Partnership, which carry an error variable rate of +/- 30%, making them legally and financially insufficient for drawing definitive UGB lines.
- **The Measure 50 Perpetual Operating Deficit:** Under Oregon Measure 50, property tax revenue growth is capped at 3% annually. While developers pay one-time System Development Charges (SDCs) for initial connections, the perpetual operations and maintenance (O&M) for dedicated pump stations, storm lines, and rebuilt rural arterials create a permanent municipal deficit that forces existing taxpayers to subsidize the sprawl.
- **Downstream Wastewater Capacity Constraints:** Expanding south forces a mandatory 5,360-foot downstream replacement and upsizing of the South Bear Creek trunk main to the Wastewater Treatment Plant, creating an unbudgeted capital burden.
- **Non-Compliance with the Transportation Planning Rule (TPR):** The proposed expansion will generate substantial vehicular trips, significantly degrading state highways (OR 211, OR 213) and county collectors below adopted mobility standards without committed funding for necessary widenings.
- **Severe Conflict with Heavy Freight and Timber Transit:** South Molalla Avenue, Sawtell Road, Mathias Road, and Molalla Forest Road serve as primary routes for heavy timber transport (log trucks) and wide agricultural machinery. Injecting high-density commuter traffic onto un-shouldered, narrow rural roads creates severe hazards.

IV. Environmental and Agricultural Incompatibility (Goals 3, 5, & 6)

- **Threats to Municipal Drinking Water Supply (Goal 6):** The expansion footprint directly interfaces with the Bear Creek corridor, a major tributary to the Molalla River (the sole municipal drinking water source for Molalla). Urban runoff and increased impervious surfaces threaten source water quality.

V. Specific Objections to the Inclusion of Subarea 5

- **General Impracticability:** Subarea 5 should be excluded from the study area because it is physically isolated and legally impracticable to provide necessary public facilities or services to the land within the planning period.
- **Factor 1 Failure (Efficient Accommodation):** Subarea 5's adjacency to the city limits is negated because the adjacent parcel is the former Floragon and Dansons Mill Site. This 16-acre southern boundary operates under a DEQ Conditional No Further Action determination and is severely restricted due to PCP contamination. The City cannot route streets, sidewalks, or utility trenches through this toxic parcel. Furthermore, there are no pedestrian accommodations on Molalla Forest Road, and proposed inclusion subareas to the east and west are inefficient due to wetlands and conservation easements.
- **Factor 2 Failure (Orderly and Economic Public Facilities):** Subarea 5 is one of the most expensive options available to the City. The Public Facilities Review estimates \$343,514 per unit in public infrastructure. Even using the City's artificially lowered Safe Harbor estimate of \$205,409 per unit, the costs remain prohibitive. The exorbitant \$80.7 million standalone infrastructure bill will not connect to or serve other developments, representing a massive one-time cost.
- **Factor 3 Failure (ESEE Consequences):** The Goal 14 Analysis claims expanding Subarea 5 is generally positive for residential use, directly contradicting its own transportation analysis stating the roads are more conducive to industrial use. The analysis also completely ignores the environmental and health hazards of placing dense residential housing next to the contaminated mill site.
- **Factor 4 Failure (Agricultural and Forest Compatibility):** Subarea 5 contains two areas of high value crops, including tree crops other than Christmas trees. The plan fails to adequately assess the impacts of residential encroachment on farming operations, including increased traffic, conflicts with water availability, introduction of weeds and pests, damage to crops, trespassing, litter, and vandalism.

Community comment for the Molalla City Council - September 23, 2026

RE: UGB Ordinance No. 2026-10

This comment is being submitted on behalf of 102 individual community members who have co-signed this letter in opposition to the current UGB expansion plan.

Mayor and Members of the City Council,

This letter was written as a joint effort on behalf of the many concerned residents, farmers, ranchers, and generational landowners who live South of town within or near Subarea 5 of the proposed UGB amendment. It has been co-signed by 102 individuals who oppose this expansion plan.

We are speaking to you today as a united rural community that has existed since settlers first stopped in Molalla. Our community currently protects a large section of the Bear Creek watershed, contains apple trees planted by pioneers who arrived on the Oregon Trail, holds countless functioning farms and ranches, and includes homesteads that have been in the same families for generations. Today, however, our community is facing destruction by an expansion plan that is both incomplete and legally, financially, and procedurally flawed. We are asking you to stop this by delaying your vote until the next City Council meeting on October 14th so that all credible legal concerns can be fully adjudicated.

Let us start by stating plainly that Subarea 5, which sits south of the city near the intersection of South Molalla Avenue and the Molalla Forest Road, is fundamentally incompatible with Oregon planning rules and meets the criteria for total exclusion. This subarea was not drawn to serve the needs of the present or future residents of Molalla, it will not solve the housing crisis, nor will it grow the city sustainably. It is an astronomically expensive tract of unnecessary and deeply destructive sprawl, drawn to benefit a single developer.

Subarea 5 is a gerrymandered island with no practical connection to the existing city boundary in any direction. It is blocked on all sides by administrative or environmental boundaries and by a poisonous, largely unremediated DEQ site that contains dangerous levels of dioxins. The boundary for Subarea 5 also deliberately excludes the surrounding generational landowners, cutting out anyone who hoped to benefit from the UGB while forcing all of us to absorb the devastating fallout of an expansion we did not vote for and do not want.

Because Subarea 5 is physically blocked from the city grid, it requires a staggering minimum \$80 million standalone infrastructure bill. These costs are dramatically and uniquely magnified because they cannot be shared with any adjacent development due to the area's isolation. The safe harbor housing density math applied during the planning process also dramatically skews the likely yield and cost of actual housing units that can be built here. A full accounting of these constraints drives the real world infrastructure cost to an estimated \$343,514 per unit in Subarea 5. The existing taxpayers of Molalla will

be permanently subsidizing the operational deficits of a dedicated sewage lift station and miles of rebuilt rural roads just to service one developer's personal project.

The City is also justifying this outward sprawl by exploiting a mathematical loophole. Tonight, you are considering Ordinance 2026-12 to increase internal R-3 zoning density to 40 units per acre which would add space for over 300 new housing units inside the existing city boundary. DLCD requires this specifically to ensure that cities build inward and upward before expanding outward. However, the City is using the safe harbor formula of just 7 units per acre to avoid updating its expansion spreadsheets. This allows the City to pass a paper upzone to check a state compliance box without shrinking the UGB expansion footprint by a single acre. While technically permissible, this bad faith math violates the clear spirit and intent of Oregon planning laws and the DLCD guidance. If the nearly 300 units gained from this rezoning were honestly accounted for (regardless of future anticipated zoning type), it would eliminate almost the entire mathematical need to bring Subarea 5 into the UGB.

The public is also broadly unaware of the current state of the UGB plan because this sequential planning process has been deeply abnormal and unnecessarily expedited during its final phases. Material changes were made to the boundary map at the eleventh hour following the outcome of the Dyer Partnership engineering study and it is not clear if other options, including substitutions of impracticable lands, have even been explored with DLCD. Community members who attended meetings and did their research throughout the process are now finding out that the plan laid out months ago has been abandoned and reworked into something unrecognizable. The City has a duty to provide more time for feedback because of how dramatic and sweeping these late stage changes were.

Subarea 5 is physically, economically, and socially impracticable. You have a clear legal basis to explore its removal with DLCD and select more suitable land. This legal basis is validated by comprehensive third party legal analysis which has been attached to this letter as part of the evidentiary record. There are viable alternatives available right now, such as a nearly one-for-one land swap utilizing the Burghardt property in Subarea 13. Swapping Subarea 5 for the Burghardt tracts would actually serve the needs of current and future residents, protect the fiscal interests of the taxpayers, would add large donated parkspace to the city, and allow for clean sustainable development without destroying an established rural community.

We want to emphasize a final point regarding your timeline. The City Council has absolutely no legal or administrative obligation to pass this plan today. You have discretion to hit pause. DLCD will not punish you or intervene with your city processes unless you fully disengage from the sequential planning process. They have demonstrated throughout this cycle that they are flexible, understanding, and want the best outcome for the future of Molalla. We understand there is pressure to pass this quickly to ensure the City does not have to comply with incoming, stricter state planning rules. However, rushing a flawed plan tonight will actually imperil your timeline even further.

Continuing as planned with Subarea 5, despite understanding these clear and credible legal issues, opens this entire expansion to continued objection and appeal. A flawed plan will not save you time. It will be delayed, appealed, and remanded. Delaying this vote to the next City Council meeting on October 14 to

review these issues may avoid additional objections, give impacted community members time to review and comment on the plan, and will help ensure that the wider, corrected plan can actually pass the subsequent administrative steps with the County and DLCD.

This is almost certainly the most meaningful and impactful vote you will ever make as a Council, and the wrong decision tonight will be catastrophic. If passed as drawn, this deeply flawed map will destroy the quality of life and futures for dozens of generational families.

Please listen to the community, review the proven legal analysis from multiple objective third party attorneys, and delay this vote to the October 14th meeting so we can get this right the first time.

Thank you,

Co-signed by 102 community members standing united in opposition to this plan:

Aaron Fanning - 32610 S Molalla Ave

Abel, Marcos (sr) & Markos (jr) Gonzalez - Molalla

Adrienne & Robert Barnes - 13728 S Warrick Rd

Anthony, Jackie & Patricia Salazar, Francisco Cortes - Molalla

Bethany & David Remington - 33020 S Dickey Prairie Rd

Brian & Ashley Bentley - 38236 S Hardy Rd

Carine M. Goldin - 32880 S Sawtell Rd

Carl & Amy Beyer - 35995 S Wilhoit Rd

Carol J Black - 304 E Park Place

Carol Mccallister - 13798 S Warrick Rd

Chad & Nikki Brinkman - 30398 S Molalla Ave

Cintia Reynaga & Polo Miron - 32652 S Krupicka Way

Corwin & Jerylyn DiMeo - 32302 S Rachel Larkin Rd

Dale & Mary Phipps - 32622 S Molalla Ave

Darci Brown - 12364 S Dart Rd

Darcy Brady - 808 Alyssa Ct

Darrel & Mary Sandquist - 32588 S Molalla Ave

Debra Schlitt - 522 E 3rd St

Dennis & Deb Freshour - 14100 S Molalla Forest Rd

Derek Freshour - 32868 S Sawtell Rd

Don & Laurie Meng - 34064 S Dickey Prairie Rd

Duane Brooks - 13450 S Warrick Rd

Eileen & John Lantz - 33061 S Wilhoit Rd

Eric, Megan & Jenner Cole, Nyxon Hopping - 13577 S Molalla Forest Rd

Florencio Larrea - 32628 S Molalla Ave

Garret, Lance & Lizmar Burbank - Molalla

Gary Chorum - 32607 Krupicka Way

Hector & Amanda Herrera - 708 E 8th St

James & Kimberly Fenstermacher - 748 E 8th St

Jessica & Eric Sandberg - 13534 S Warrick Rd

Josh & Cecilia Johnson - 12205 S Maple Grove

Juan & Lupe Reynaga - 33768 S Wilhoit Rd

Kait-Lynn & Rayce Hepler - 16666 S Hwy 211

Kelsey & Mike Huey - 502 Mathias Rd

Kory Drexel White - 40732 S Sawtell Rd

Lacey & Chad Sandquist - 313 Christopher Ct

Lacey Greif & Aron Greif - 32300 S Rachel Larkin Rd

Lynn, Debbie, Wade, & Olivia Lantz - 32845 S Wilhoit Rd

Marvel & Russell "Dan" Dement - 12312 S Quinn Rd

Michelle & Mason Lantz - 32903 S Wilhoit Rd

Mike & Tammy Emmert - 32220 S Hwy 213

Mitch & Millie Coleman - 15450 S Feyrer Park Rd

Monica & Barry Sandgren - 36136 S Wilhoit Rd

Nancy Kylo & Roberta Pitman - 32958 S Wilhoit Rd

Paige & Lee Lantz - 32951 S Wilhoit Rd

Philip & Adriana Amaya - 32891 S Sawtell Rd

Rhonda & Paul Imholt - 40501 S Sawtell Rd

Robert & Lynda Simon - 32620 S Molalla Ave

Sam Russell & Tammy Jolma - 34486 S Sawtell Rd

Sandy Jones - 16497 S Novak Rd

Scott Dale - 36545 S Wilhoit Rd

Spencer Wood & Whitney Walch - 32651 S Molalla Ave

Stephanie Kraxberger - 32600 S Krupicka Way

Suzanne Pearce - 31875 S Hardy Rd

Veronica Johnson & Family - 35425 S Wilhoit Rd

Wade Veelle - 332233 S Bud Smith Rd



Jennifer M. Bragar
Attorney

Admitted in Oregon, Washington,
and California
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Portland, Oregon 97204

Tel 503-894-9900
Fax 971-544-7236

www.tomasilegal.com

September 1, 2026

BY EMAIL (recorder@cityofmolalla.com)

City of Molalla Planning Commission
Molalla Civic Center
315 Kennel Ave.
Molalla, OR 97038

Re: Opposition to Including Subarea 5 in the Urban Growth Boundary

Dear Chair Eaglebear and Commissioners,

This office represents Corwin and Jerylyn DiMeo who live at 32302 S Rachel Larkin Rd. This letter responds to the proposed Urban Growth Boundary ("UGB") Amendment on the public hearing agenda before the Planning Commission on September 2, 2026. Mr. Dimeo submits this letter requesting a common sense modification of that proposed expansion. Please include this letter in the record for the above-referenced file to exclude Subarea 5 from consideration for expansion of housing and to avoid a multi-year legal battle over the UGB expansion.

I. Misidentification of Exception Lands as Priority 1.

Throughout the UGB Goal 14 Analysis (the "Goal 14 Analysis"), the Goal 14 Analysis misidentifies exception lands as First Priority lands pursuant to OAR 660-024-0067. Urban Reserves are First Priority lands and exception lands are considered Second Priority. While, the Goal 14 Analysis explains that there are no Urban Reserves, a lack of Urban Reserves does not warrant this further misidentification. Misidentifying the priority of lands confuses the public and the City's public bodies. The Goal 14 Analysis provides that there is an "excess of first priority lands." This is untrue. There are no First Priority Lands within the study area.

II. Failure to analyze and compare the northern Subareas identified in the UGB Goal 14 Public Facilities Review (the "Public Facilities Review") for residential uses.

In the Goal 14 Analysis, the consultant identified 21 Subareas for analysis within the study area. The companion Public Facilities Review used these Subareas to analyze and compare the relative costs of providing necessary public facilities. The Public Facilities Review analyzed Subareas 2-8 and 13-16 and presented cost estimates for including each of those Subareas in the UGB expansion. However, the Goal 14 Analysis chose to only analyze Subareas 3, 5, 7, 8, and 9 for residential uses and Subareas 10-21 for large parcel industrial uses only.

This failure in the analysis to adequately analyze all sites in the study area for residential use fails the statutory requirement to evaluate all land in the study area. As explained below, residential uses are cost prohibitive in Subarea 5 and cannot be reasonably accommodated or provided based on their physical constraints. In any event, all Subareas must be considered for housing in order to create a complete record for public review, before consideration for approval.

III. Subarea 5 should be excluded from the study area because it is impracticable to provide necessary public facilities or services to the land.

Land may be excluded from the study area that is impracticable to provide necessary public facilities or services to the land. Compared to other similarly situated lands within the study area, Subarea 5 is unlikely to be developed based on the likely cost of the facilities and services. Residential land cannot be reasonably accommodated in Subarea 5 due to its physical isolation from the city and existing services based on its location near the old mill site and the impracticability of providing services to the land within the planning period. The relative cost of providing services as compared to other subareas is high compared to the relative costs of the northern subareas as identified in the Public Facilities Review.

IV. The Goal 14 analysis of locational factors of Subarea 5 lacks sufficient detail; and an accurate application of the Factors shows that Subarea 5 should not be included in the UGB.

The Goal 14 Analysis fails to accurately describe and analyze the location factors in its consideration of Subarea 5. This results in an inaccurate analysis of the locational factors to Subarea 5. Therefore, Subarea 5 should not be included in any expansion of the City's UGB.

A. Factor 1: Efficient Accommodation of Need

The Goal 14 Analysis reviews the subareas according to the 1) proximity to existing UGB, 2) parcel size, and 3) amount of buildable land. Under the proximity to the existing UGB, the Goal 14 Analysis identifies multiple benefits to adjacent land, that the subarea leverages prior infrastructure investments, provides access to current services and amenities, supports downtown businesses, reduced vehicle miles travelled (VMT), increases housing choice and promotes affordability, and preserves agricultural land.

The Goal 14 Analysis identifies that Subarea 5 is adjacent to the city's limits, but fails to properly weigh the fact that that Subarea 5 does not provide any of the identified benefits. The Goal 14 Analysis does not consider or analyze that the adjacent property in city limits is the former Floragon and Dansons Mill Site. The 16 acre southern boundary of this site operates under a DEQ Conditional No Further Action determination and is severely restricted from development due to PCP contamination. The City will be unable to route streets, sidewalks, or utility trenches through this parcel due to contamination. While this subarea is adjacent to the existing UGB, it is functionally separate from all the benefits listed under Locational Factor 1. Subarea 5 does not leverage the prior infrastructure, cannot provide access to current services and amenities, will not support downtown businesses, or reduce VMT. Residents in Subarea 5 cannot take a direct path to the business corridor of the city through its adjacent portion. As explained in the Public Facilities Review, there are no proximate facilities for utilities that can be leveraged.

In its sparse analysis under Location Factor 1, the Goal 14 Analysis merely states that it abuts S Molalla Ave and S Warrick Road, but utterly fails to explain the disadvantages of its location. There mere conclusion that because it is adjacent that it is an efficient accommodation, fails to consider the realities of the existing land use that actually account for the accommodation of the residential need. There are no pedestrian accommodations on Molalla Forest Road and investments into creating them will be very high.

Further, there is no additional connectivity that would benefit from any extension of services to this subarea. The Goal 14 Analysis does not analyze Subarea 6 to the south, the proposed inclusion of subareas to the east and west are inefficient for further residential development due to wetlands and conservation easements. While proximate, Subarea 5 is far from efficient.

Finally, it is unclear how affordability or housing choice would be achieved in Subarea 5. The exorbitant costs for infrastructure are going to be passed through to prospective purchasers of housing or face higher rental rates. Who would choose to live next to a toxic site as compared to other subareas? The current analysis fails to address these issues.

B. Factor 2: Orderly and Economic Provision of Public Facilities and Services is not achieved in Subarea 5.

The Goal 14 Analysis reviews the provision of public services to the subareas according to water, sewer, transportation, and stormwater. The Goal 14 Analysis of the locational factors for Subarea 5 fails to accurately identify the extraordinary high costs of servicing this area due to the lack of nearby utilities.

The relative financial cost of different possible expansion areas is a relevant criterion. A cursory review of the costs of expanding into Subarea 5 shows that it is one of the most expensive options available to the City. At an additional estimated cost of **\$343,514 per unit** for public infrastructure, the costs are prohibitive. While the Goal 14 Analysis estimated that the per unit cost was \$205,409 based on the Safe Harbor assumption of seven (7) dwelling units per acre rather than the costs identified in the Public Facilities Review, this cost remains significantly higher than the costs identified in all other subareas except Subareas 2 and 3. This high cost to serve Subarea 5 for residential purposes must be put in context with the potential to yield housing units. With a high cost per unit, the development of housing is unlikely to occur. This proposed expansion is starting to look a lot like the failure of the former City of Damascus.

The development of public facilities and services to serve Subarea 5 is unlikely to serve other developments. Unlike those properties along Ona Way, the addition of services to Subarea 5 will not connect to other properties in future developments and will be a significant one-time cost.

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C. The Factor 3: Environmental, Economic, Social & Energy ("ESEE") Consequences conclusions make no sense given the underlying data relevant to Subarea 5.

The Goal 14 Analysis reviews the subareas according to 1) the cost of land/transportation/facilities/utilities/services, parcel size, and development potential; 2) the ease of access to services and amenities; 3) environmental hazard risks and Goal 5 resources; and 4) energy costs.

The Goal 14 Analysis's conclusions under this factor that expanding to Subarea 5 would be generally positive for residential use and not industrial use contradicts the analysis under transportation that the roads are more conducive to industrial use. The analysis also concludes that the proximity of the subarea to the Urban Growth Boundary when compared to other subareas again fails to consider the practical impediment of the industrial property to the north which effectively cuts off Subarea 5 from downtown relative to the other subareas which are not so restricted.

Subarea 5 represents a significantly higher cost to incorporate into the City and the lowest east of access to services and amenities. The proximity of the residences to the environmental contamination of the old mill site is unexplored in the Goal 14 Analysis. Based on the foregoing, the ESEE analysis is incomplete at best and cannot support inclusion of Subarea 5.

D. Factor 4: Agricultural & Forest Compatibility

The Goal 14 Analysis reviews the subareas according to 1) increased traffic, 2) conflicts with water availability and delivery, 4) flooding, 5) introduction of weeds and pests, 6) damage to crops or livestock; 7) trespassing, 8) litter, and 9) vandalism.

Subarea 5 contains two areas of high value crops that will be disrupted by residential development. It is the only subarea in the south considered that has tree crop other than Christmas trees. Increasing residential density necessarily increases conflicts to agricultural use and introducing this conflicting use has not been fully assessed. Extensive case law supports that increasing costs and changing the farming process should be considered before approving development near high-value farmland and protecting farmland for farm use is protected under Goal 3. Introducing housing will increase traffic, use valuable water resources that have not been assessed, increase litter and the possibility of trespassing as development encroaches on farm activity. The impacts to farming have not been adequately assessed.

Based on an accurate analysis of the locational factors, Subarea 5 is a sub-optimal choice for inclusion into the UGB for 393 homes.

V. The Goal 14 Analysis fails to explain the need for 189.20 acres for residential land and infrastructure.

In the Land Need section, the Goal 14 Analysis states that there is a need for 813 R1 units resulting in 116.15 acres and 246 R2 units resulting in 35.21 acres, and then concludes that the total needed is 189.20 acres, including land for infrastructure. The two provided amounts of

TOMASI BRAGAR DUBAY

September 1, 2026

Page 5

116.15 acres and 35.21 acres totals 151.36 acres. The Goal 14 Analysis then concludes that there is an additional 37.84 acres needed. If the Goal 14 Analysis calculates that this proposed residential land needs the additional 37.48 acres for infrastructure to support that residential land, it must provide some basis or explanation for that conclusion.

CONCLUSION

The Dimeos strongly urge the City to reconsider including the Subarea 5 parcels into the UGB. The City's Goal 14 Analysis lacks a complete assessment of the significant disadvantages and hurdles of relying on Subarea 5 to reliably provide homes within the forecasted time frame. In reality Subarea 5's location near a significant industrial site and distance from any pedestrian or utility facilities negates all benefits to its location. The costs to develop Subarea 5 are prohibitively expensive and provide a logical basis to consider lower priority lands elsewhere in the study area that are far more likely to bring housing in the near future.

Sincerely,



Jennifer M. Bragar

cc: client (by email)

From: [Catherine O](#)
To: [Christie Teets](#)
Subject: Urban Growth Boundary- Sub Area 12
Date: Wednesday, September 23, 2026 12:00:52 PM

Hello,

I strongly oppose the urban growth boundary. Please do this right thing for Molalla and its future.

Thanks,

Catherine O'Neal
Community Member

From: [Sarah Oliver](#)
To: [City Recorder](#)
Subject: Ona way
Date: Wednesday, September 23, 2026 12:11:23 PM

Good Morning,

I just wanted to voice our objection to the boundary expansion on Ona Way. The neighbors and I have chatted in detail about this proposed map. 4 out of 5 of us are not interested in developing our lands into housing. The only neighbor interested, has 10 acres but he is also the farthest property from the boundary line. Most of us either have newer buildings, are retired or are close to owning our homes. To be developed and have to purchase land from 2-6 acres, at a 10 fold rate at this stage makes no sense. Sure a developer would buy us out at a few million, but to buy land in our area and have to move father out. In this economy this doesn't make sense the way the city is doing this.

Sent from my iPhone

From: [Shellie McBee](#)
To: [City Recorder](#)
Cc: shelliemcbee413@aol.com
Subject: UBG
Date: Wednesday, September 23, 2026 1:34:11 PM

Date: 09/22/2026

Attention: City Council / Planning Commission]
C/O Molalla City Hall/Planning Department]
Molalla, OR

Subject: Public Comment in Opposition to the Proposed Urban Growth Boundary Expansion (zone 5)

Dear Honorable Mayor, Councilors, and Commissioners,
I am writing as a resident of Molalla Oregon 97038.

Would like to to formally state my strong opposition to the proposed expansion of the Urban Growth Boundary (UGB) currently under consideration.

As our community plans for the future, we must prioritize sustainable, fiscally responsible development. Expanding the UGB at this time is counterproductive to those goals for several key reasons:

1 Sufficient Existing Land Supply: Based on current land use inventories, our city has ample vacant, underutilized, and buildable land already within the existing boundary. We should focus on infill development, redevelopment of commercial corridors, and higher-density zoning inside our current borders before expanding outward.

2 Fiscal Burden on Taxpayers: Extending urban services—such as water lines, sewer systems, paved roads, police, and fire protection—to outlying areas is incredibly expensive. Sprawl strains municipal budgets and often forces current taxpayers to subsidize the infrastructure costs for new, far-flung developments.

3 Destruction of Resource Lands: The proposed expansion threatens valuable [agricultural land / forest land / open space / wildlife habitats] that define our region's character and support our local economy. Once these natural resources are paved over, they are gone forever.

4 Traffic and Environmental Impact: Outward expansion fosters automobile dependency. This boundary change will inevitably lead to increased traffic congestion on our local roads, longer commute times, and higher greenhouse gas emissions, directly contradicting our city's environmental goals.

Instead of expanding outward, I urge the Molalla City Council / Planning Commission] to invest in the vibrant neighborhoods we already have and reject this boundary expansion.

Thank you for your time, your service, and your careful consideration of the long-term health of Molalla Oregon.

In addition, UBG would have a devastating Impact to our infrastructure's. Would have negative impact to Molalla's School system.

Sincerely,
Shellie McBee
11621 s Thomas Road
Molalla, OR 97038
shelliemcbee413@gmail.com
503.970.9160

Sent from my iPhone

From: [Jeanie](#)
To: [City Recorder](#)
Subject: Opposition to Urban Growth Boundary
Date: Wednesday, September 23, 2026 1:43:55 PM

Date: 09/22/2026

Attention: City Council / Planning Commission]
 C/O Molalla City Hall/Planning Department]
 Molalla, OR

Subject: Public Comment in Opposition to the Proposed Urban Growth Boundary Expansion (zone 5)

Dear Honorable Mayor, Councilors, and Commissioners,
 I am writing as a property owner of Molalla Oregon 97038.

Would like to to formally state my strong **opposition** to the proposed expansion of the **Urban Growth Boundary (UGB)** currently under consideration.

As our community plans for the future, we must prioritize sustainable, fiscally responsible development. Expanding the UGB at this time is counterproductive to those goals for several key reasons:

1 Sufficient Existing Land Supply: Based on current land use inventories, our city has ample vacant, underutilized, and buildable land already within the existing boundary. We should focus on **infill development, redevelopment of commercial corridors, and higher-density zoning** inside our current borders before expanding outward.

2 Fiscal Burden on Taxpayers: Extending urban services—such as water lines, sewer systems, paved roads, police, and fire protection—to outlying areas is incredibly expensive. Sprawl strains municipal budgets and often forces current taxpayers to subsidize the infrastructure costs for new, far-flung developments.

3 Destruction of Resource Lands: The proposed expansion threatens valuable [agricultural land / forest land / open space / wildlife habitats] that define our region's character and support our local economy. Once these natural resources are paved over, they are gone forever.

4 Traffic and Environmental Impact: Outward expansion fosters automobile dependency. This boundary change will inevitably lead to increased traffic congestion on our local roads, longer commute times, and higher greenhouse gas emissions, directly contradicting our city's environmental goals.

Instead of expanding outward, I urge the Molalla City Council / Planning Commission] to invest in the vibrant neighborhoods we already have and reject this boundary expansion. Thank you for your time, your service, and your careful consideration of the long-term health of Molalla Oregon.

In addition, UGB would have a devastating Impact to our infrastructure's. Would have negative impact to Molalla's School system.

Sincerely,

Jeanie Schuldt
11621 s Thomas Road
Molalla, OR 97038
Jeanie.Schuldt83@gmail.com

From: [BRAD SCHULDT](#)
To: [City Recorder](#)
Subject: Expansion Urban Growth Boundary
Date: Wednesday, September 23, 2026 1:48:28 PM

Date: 09/22/2026

Attention: City Council / Planning Commission]
 C/O Molalla City Hall/Planning Department]
 Molalla, OR

Subject: Public Comment in Opposition to the Proposed Urban Growth Boundary Expansion (zone 5)

Dear Honorable Mayor, Councilors, and Commissioners,
 I am writing as a property owner of Molalla Oregon 97038.

Would like to to formally state my strong **opposition** to the proposed expansion of the **Urban Growth Boundary (UGB)** currently under consideration.

As our community plans for the future, we must prioritize sustainable, fiscally responsible development. Expanding the UGB at this time is counterproductive to those goals for several key reasons:

1 Sufficient Existing Land Supply: Based on current land use inventories, our city has ample vacant, underutilized, and buildable land already within the existing boundary. We should focus on **infill development, redevelopment of commercial corridors, and higher-density zoning** inside our current borders before expanding outward.

2 Fiscal Burden on Taxpayers: Extending urban services—such as water lines, sewer systems, paved roads, police, and fire protection—to outlying areas is incredibly expensive. Sprawl strains municipal budgets and often forces current taxpayers to subsidize the infrastructure costs for new, far-flung developments.

3 Destruction of Resource Lands: The proposed expansion threatens valuable [agricultural land / forest land / open space / wildlife habitats] that define our region's character and support our local economy. Once these natural resources are paved over, they are gone forever.

4 Traffic and Environmental Impact: Outward expansion fosters automobile dependency. This boundary change will inevitably lead to increased traffic congestion on our local roads, longer commute times, and higher greenhouse gas emissions, directly contradicting our city's environmental goals.

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In addition, UGB would have a devastating Impact to our infrastructure's. Would have negative impact to Molalla's School system.

Sincerely,

Brad Schuldt
11621 s Thomas Road
Molalla, OR 97038
BJSchuldt@aol.com

Sent from my iPhone

From: [John Sutherland](#)
To: [City Recorder](#)
Subject: Urban planning meeting
Date: Wednesday, September 23, 2026 2:17:55 PM

Date: 09/22/2026

Attention: City Council / Planning Commission]
C/O Molalla City Hall/Planning Department]
Molalla, OR

Recorder@cityofmolalla.com

Subject: Public Comment in Opposition to the Proposed Urban Growth Boundary Expansion (zone 5)

Dear Honorable Mayor, Councilors, and Commissioners,
I am writing as a resident of Molalla Oregon 97038.

Would like to formally state my strong **opposition** to the proposed expansion of the **Urban Growth Boundary (UGB)** currently under consideration.

As our community plans for the future, we must prioritize sustainable, fiscally responsible development. Expanding the UGB at this time is counterproductive to those goals for several key reasons:

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In addition, UBG would have a devastating Impact to our infrastructure's. Would have negative impact to Molalla's School system.

Sincerely,
John Sutherland
815 Toliver Road
Molalla, OR 97038
Sutherlandsall@aol.com
503-679-1745

From: [Mary Booth](#)
To: [City Recorder](#)
Subject: City Council planning commission/urban growth meeting
Date: Wednesday, September 23, 2026 2:19:34 PM

Date: 09/22/2026

Attention: City Council / Planning Commission]
C/O Molalla City Hall/Planning Department]
Molalla, OR

Recorder@cityofmolalla.com

**Subject: Public Comment in Opposition to the Proposed
Urban Growth Boundary Expansion (zone 5)**

Dear Honorable Mayor, Councilors, and Commissioners,
I am writing as a resident of Molalla Oregon 97038.

Would like to formally state my strong **opposition** to the
proposed expansion of the **Urban Growth Boundary**
(UGB) currently under consideration.

As our community plans for the future, we must prioritize
sustainable, fiscally responsible development. Expanding the
UGB at this time is counterproductive to those goals for several
key reasons:

1 Sufficient Existing Land Supply: Based on current land
use inventories, our city has ample vacant, underutilized, and
buildable land already within the existing boundary. We should
focus on **infill development, redevelopment of commercial**
corridors, and higher-density zoning inside our current borders
before expanding outward.

2 Fiscal Burden on Taxpayers: Extending urban services—

such as water lines, sewer systems, paved roads, police, and fire protection—to outlying areas is incredibly expensive. Sprawl strains municipal budgets and often forces current taxpayers to subsidize the infrastructure costs for new, far-flung developments.

3 Destruction of Resource Lands: The proposed expansion threatens valuable [agricultural land / forest land / open space / wildlife habitats] that define our region's character and support our local economy. Once these natural resources are paved over, they are gone forever.

4 Traffic and Environmental Impact: Outward expansion fosters automobile dependency. This boundary change will inevitably lead to increased traffic congestion on our local roads, longer commute times, and higher greenhouse gas emissions, directly contradicting our city's environmental goals. Instead of expanding outward, I urge the Molalla City Council / Planning Commission] to invest in the vibrant neighborhoods we already have and reject this boundary expansion. Thank you for your time, your service, and your careful consideration of the long-term health of Molalla Oregon.

In addition, UBG would have a devastating Impact to our infrastructure's. Would have negative impact to Molalla's School system.

Sincerely,
Mary Sutherland
815 Toliver Road
Molalla, OR 97038
Sinfulmary@ aol.com
503-720-5719

[Sent from the all new AOL app for iOS](#)

Eric R. Davenport
30637 S Hwy 213: Molalla, OR 97038
503/806-2177: ericrdavenport@gmail.com

September 21, 2026

The Honorable Scott Keyser, Mayor
And Members of the Molalla City Council

RE: Urban Growth Boundary (UGB) Expansion

Thank you to each of you for the time and commitment you make to our community, and similarly to the staff of the City of Molalla for the work they do. The UGB issue is complex, large in scale and of great gravity to our citizenry and your decisions on how to move forward is of significance.

The following are my “take-aways” in assessing the publicly available data from reports and testimony of expanding to the south involving Subareas 3, 5, 7, 8, and 9, compared to expanding north to Subarea 13.

Subarea 13 has the capacity to meet all the UGB expansion goals with least impact and greatest benefit for Molalla citizens and the City of Molalla in terms of costs and livability.

Based on data from the Dyer Partnership report the following points are compelling for expanding the UGB using Subarea 13.

1. It will potentially save Molalla residents **\$100,000,000** in development costs.
2. It will potentially reduce the cost of a new home in the expanded UGB area by **\$100,000**.
3. It will **decrease future Public Utility budgets** by using new construction versus retrofitting old and undersized infrastructure.
4. By planning community growth better aligned with existing commuter flows will **improve downtown traffic congestion, reduce the cost to redesign city traffic patterns** and generally **increase the livability and quality of life in Molalla**.

The Dyer Partnership report findings are based on Association for the Advancement of Cost Engineering (AACE) Class 5 estimates having an expected accuracy range of +/- 30%. These estimates are used when project “knowns” range from 0% to 2%.

In light of these facts an expansion into Subarea 13 may be advised.

Respectfully,

Eric R. Davenport

cc: City Planning Staff

Attachments: Findings of Fact, Proposed Summary Comparison, Subarea Summary

Findings of Fact

September 2026

Topic: City of Molalla Urban Growth Boundary (UGB) Expansion

Purpose: The following are discussion points taken from the Dyer Partnership engineering report, and publicly published or given testimony at hearings involving expansion of the Urban Growth Boundary (UGB). This document is intended as supporting materials for the letter sent on September 22, 2026, to the Mayor and City Council on this topic.

Background: The City of Molalla by way of its various entities, i.e., City Council, Planning Commission, administration and technical staff, and consulting firm 3J Consulting are proposing UGB expansion to the south of the current city limits of Molalla.

Materials developed to date by the city and presented to community divide analyzed areas into subareas. City of Molalla staff recommend subareas identified for inclusion in the city's southern UGB expansion include in whole or part, Subareas 3, 5, 7, 8 and 9, and 12.

An alternative to this is an expansion into Subarea 13, which has characteristics necessary to meet needed housing and commercial use goals, has infrastructure advantages and is in better proximity to the majority of existing traffic patterns when compared to the recommendations of city staff.

The balance of this paper examines the impacts of expanding the UGB to Subarea 13 compared to the city's southerly recommendation. Subarea 13 meets or exceeds the housing unit space requirements for UGB expansion within this single subarea. (Reference Planning Commission packet for September 2, 2026, page 139, paragraph 1, or page 139, Step 3 Findings: North Region (Subareas 13-16), Subarea 13, of the Dyer Partnership report page 54.)

1. What are the potential development and housing costs to Molalla?

It has been said in public meetings and published reports that, ***"It was determined that costs moving to the north or moving to the south are very similar."*** (Reference Planning Commission Meeting Minutes – August 5, 2026, General Business, ACTION: B. UGB Expansion Update – Draft Cost Analysis and Proposed Expansion Map, page 5 of the Planning Commission packet for the meeting of September 2, 2026.)

Breakout numbers of the discussion that follows are found attached to this paper and show a different picture. In reality, using the engineer's numbers *it costs \$100,000,000 more to expand the UGB to the south, than to the north (when comparing to Subarea 13).*

Based on the Dyer Partnership report, page 73, Tables 20 and 21, “Summaries of the Expenses to expand South and North,” (reference pages 158 and 159 of the Planning Commission Meeting Packet for September 2, 2026), comparing the total Construction and Non-Construction Costs for expanding to the South into Subareas 3, 5, 7, 8 and 9, as having a cost of \$315,328,316, compared to expanding to the North into Subarea 13 with a cost of \$214,163,597. Using the engineer’s numbers it is 32% more costly to move to the South, than to the North.

The impact of this difference in development cost is the resulting cost of homes in the UGB expansion area to Molalla families. Based on Dyer Partnership calculations, development costs for homes built in the Subareas south of Molalla are estimated at nearly \$100,000 more than if the same homes were to be built in Subarea 13.

Again, to this reviewer, the cost to expand south compared to north does not appear to be similar.

2. How confident are we in Dyer Partnership report numbers?

Expanding the UGB is a big move for the citizens of Molalla, and the residents and businesses in the immediate area. These kinds of decisions require the best information available to avoid making unwitting errors.

The decision on the part of the city to change during the 2026 winter months from expanding the UGB to the north of Molalla, and instead to grow the UGB to the south was based in part on cost data submitted in a report by Dyer Partnership, Engineers and Planners. As previously noted, the findings of this report are being characterized as showing that UGB growth in either direction, north or south, as being “similar” in costs.

It is important to note the Dyer Partnership report findings are considered Class 5 estimates as defined by the Association for the Advancement of Cost Engineering (AACE) and have an expected accuracy range of +/- 30 percent. (Reference Planning Commission packet for September 2, 2026, page 86, paragraph 7, or page 1, Introduction, paragraph 7, of the Dyer Partnership report.) That means any given number, by rule, may be as much as 60% off target.

Further, to quote the AACE ... (Class 5) “estimates are typically developed when project definition ranges from 0% to 2% complete – essentially when little more than a project concept, location, and general capacity or scope exists.” (Reference AACE Class 5, possessionplanning.com)

And still another cautionary note is, as stated in the Dyer Report, the cost estimates “... were developed using unit costs from public capital improvement projects. The costs for private developers may vary from public costs.”

3. Should Molalla spend money retrofitting old and undersized utilities, or opt for new construction?

Investment in utilities is foundational to any UGB expansion plan. Cost containment ensues from efficient design and quality decision-making. Opportunistic use of existing facilities needs careful consideration. Retrofitting existing facilities may seem to make sense on the surface, but is often more expensive and less productive than new construction that employs current technologies and avoids the vacation and removal of existing infrastructure. These and other concerns are spoken to in the Dyer report.

For example, the Dyer report points out on page 3, Step 1: High Level Screening and Demand Calculation, paragraphs 4 and 5, referring to subarea plans, states:

“Options to evaluate the utility service requirements were to connect each subarea to the nearest available utility lines or to plan new regional trunk mains.

The nearest water and sewer mains are located at the edges of City Limits and are predominantly comprised of small diameter subdivision piping. Connection to these lines would require upsizing a significant amount of the existing systems to provide capacity.”

Compliant with this finding is, for the most part, limited to Subarea 13 where only a small portion of this area has existing facility, i.e., sewer, water, streets, and storm drains. This point is expanded on in paragraph 6, wherein the consultants point out the following:

“Planning for new regional trunk mains is preferred with long-range planning. Providing a cohesive system structure is recommended to ensure adequate capacity for the development area while minimizing impacts to existing developments.”

In the case of Subarea 13, the predominance of development would require new construction to serve the area with sewer.

The report, page 8, paragraph 2, points out that, *“Beginning at the WWTP, the 21-inch trunk main located on the WWTP site has a design capacity of 6.0 Million Gallons per Day (MGD) and is at capacity. Upsizing will be required.”*

The report continues on page 8, paragraphs 3 and 5, and continuing on to page 9, noting:

“Toliver Basin has a 12-inch trunk main that runs westerly down Toliver Avenue, turns into a 15-inch trunk main heading south into the WWTP site, then joins into the 21-inch trunk main. The 15-inch trunk main is expected to require upsizing to serve any additional areas.”

“North Bear Creek Basin collects flows from the residential areas along Meadowlawn Place and conveys flows south along OR 213 through a 12-inch trunk main. South Bear Creek

Basin generally collects flows from OR 211 and S Molalla Avenue and conveys flows northwesterly alongside Bear Creek through a 15-inch trunk main to OR 213. These two trunk mains join into a single 15-inch trunk main at OR 213 then flow west into the 21-inch trunk main at the WWTP”

Given the noted constraints in other studied subareas in both South and North Regions, the Dyer report significantly notes on page 50, paragraph 2 under Sanitary Sewer, that Subarea 13 minimizes impacts of retrofitting the sanitary sewer system with new construction, stating:

Subarea 13 can be readily isolated into a new independent basin. Two pump stations will be required. The pressure line out of Subarea 13 can be routed down Toliver Road into the WWTP and directly into headworks. All capacity problems in the existing trunk mains would be avoided.

Similarly, water service within the North Region is a challenging proposition as noted on page 50 of the report, paragraph 1 under Water, which states:

“System connectivity to the North Region is poor. The best water availability is to Subarea 16, which has five (5) water stubs for future connection.”

By default, Subarea 13 does not have connectivity issues as there are few if any existing in the area and will require mostly new construction extending water lines throughout the developed area. Eliminating the need for vacating and extracting existing services before adequate water lines could be installed is a significant gain by minimizing public life-style disruption, as well as project expense and construction time.

All subareas, regardless of the region, will require at least some reconfiguring of existing traffic patterns. However, in the case of Subarea 13, the area is large enough so traffic circulation design will more readily accommodate flows within the subarea. The Dyer report speaks to this on page 54, paragraph 4 under Transportation, noting:

“The internal circulation in Subarea 13 was laid out to avoid creating a cutoff route for highway traffic to avoid the roundabout. Highway traffic routinely traveling through residential neighborhoods is unwanted and has a high potential of occurring if travel times through Subarea 13 were faster than the roundabout. Through routes have been provided for circulation but are deliberately divided up by intersections and curves to discourage highway cutoff usage.”

Subarea 13 has an additional advantage of potentially reactivating the N Molalla Forest Road which could serve to lessen traffic flows on OR 213 as well as providing access to commercial and industrial developments in Subarea 13 should such development be found to benefit the community. The Dyer report speaks to this potential on page 54, paragraph 5 under Transportation:

“The former N Molalla Forest Road roadbed still exists and is proposed for re-establishment into a public street. If approved, ODOT may require channelization devices to limit this intersection to right turns only due to the proximity to the OR 213 roundabout.”

To summarize, Molalla will be best served by an expanded UGB boundary that ensures adequate and affordable homes for our residents, job potentials for this and future generations, and an overall feel and livability promoting civic pride.

Of the subareas under consideration, singularly or in combination, Subarea 13 meets the objectives of:

- Size necessary for present and future housing, commercial and industrial development.
- Topography, comparatively speaking, minimizing utility infrastructure development costs, e.g., direct access to the new Waste Water Treatment Plant over presently city-owned land, with limited, if any, retrofitting to existing utility in lines.
- Proportionately less loss of EFU designated land when compared to other subareas.
- Less wetland impacts when compared with other subareas.
- Opportunities for internal transportation systems on the west side of OR Hwy 213 with existing egress points and an opportunity to eliminate some points of entry to single use properties over time.
- Beltline transportation options for commercial vehicles using the Molalla Forest Road roadbed.
- Minimal disruption of existing subdivision living conditions associated with the building out of utility infrastructure.

4. What happens to traffic in downtown Molalla, and what about commuters?

Development of the size and scope being considered by UGB expansion to the south of Molalla will impose considerable hardship on our community.

At fully matured the UGB expansion area will realize over 900 new homes in Molalla. Should it come to pass that these homes are built south of Molalla that will push many hundreds of cars daily through the middle of town. Clearly alternative routing of commuter vehicles will need to occur which raises a multitude of questions and issues.

Addressing these issues is beyond the scope of this discussion, other than to say that the following list of traffic related issues associated with a southerly UGB expansion would be largely mitigated or even eliminated if Subarea 13 would be selected for UGB expansion:

- Expense of redesigned downtown traffic flows to accommodate commuter traffic loads.
- Extended drive times for those commuting to jobs north of Molalla.
- Expense of constructing a feeder road to Hwy 213 south of town that would typically be outside of a developer's costs of subdivision development, and because of the "cobbled" collective of properties in the south subareas raises the question of who and when will investors pay?
- General congestion of the downtown corridor may actually serve to have commuters shop in the towns where they work rather than returning to Molalla businesses where they will need to contend with egress challenges (congestion).
- Increased traffic by its very nature increases safety concerns for school age children and our older populations.
- The above list collectively may serve to discourage housing development in Molalla due to diminished livability conditions.

Managing traffic is a major consideration in deciding where to expand Molalla's UGB and to relegate it to anything, but a major issue point could be a significant mistake.

In Summary

The following are compelling reasons for consideration of Subarea 13 as the UGB expansion area of choice leading to greater livability, management of public funds, serviceability over time and improved control of future budget concerns. The primary points to note are:

1. Potentially saving **\$100,000,000** in development costs.
2. Potentially reducing the cost of new Molalla housing in the expanded UGB area by **\$100,000** per house.
3. Minimize the risk of decisions based on a report using critical data having only a 0% to 2% known data confidence level.
4. Minimize decisions that admittedly have a potential accuracy spread of +/-30%, a 60% potential error window.
5. Pursue infrastructure growth in a manner using new construction which will more economically and serviceability-wise benefit Molalla's citizens far into the future.
6. Eliminate unnecessary traffic congestion and commuter times for Molalla residents.
7. Wisely use land available in our community.

City of Molalla
Preliminary Project Estimate
Region Summaries

UGB Goal 14 Public Facilities Review
6/22/2026

System	South Region Subareas							
	2	3	4	5	6	7	8	9
General Construction	\$7,107,262	\$6,455,774	\$12,487,812	\$11,369,896	\$8,279,964	\$10,715,943	\$7,683,637	\$8,188,095
Transportation	\$16,786,896	\$15,004,039	\$33,042,988	\$30,938,779	\$19,780,684	\$29,558,334	\$21,291,111	\$21,153,297
Sanitary Sewer	\$5,813,610	\$6,522,080	\$8,917,810	\$7,073,180	\$1,075,000	\$6,639,350	\$5,211,720	\$6,313,650
Water	\$2,749,180	\$2,009,930	\$5,264,165	\$5,053,585	\$3,781,425	\$4,263,095	\$3,235,200	\$4,118,765
Stormwater	\$4,726,045	\$3,359,630	\$5,743,145	\$4,183,785	\$4,492,140	\$3,688,650	\$2,779,190	\$3,219,850
Environmental	\$167,936	\$575,701	\$71,516	\$1,133,206	\$15,220	\$1,450,327	\$179,108	\$37,397
Construction Subtotal	\$37,350,928	\$33,927,155	\$65,627,436	\$59,752,431	\$43,513,853	\$56,315,699	\$40,379,966	\$43,031,055
Non-Construction Costs	\$13,132,825	\$11,934,504	\$23,029,603	\$20,973,351	\$15,289,849	\$19,770,495	\$14,192,988	\$15,120,869
Total	\$50,483,753	\$45,861,659	\$88,657,039	\$80,725,782	\$58,803,702	\$76,086,193	\$54,572,954	\$58,151,924
Low Range -30%	\$35,338,627	\$32,103,161	\$62,059,927	\$56,508,048	\$41,162,591	\$53,260,335	\$38,201,068	\$40,706,347
High Range +30%	\$65,628,879	\$59,620,157	\$115,254,150	\$104,943,517	\$76,444,812	\$98,912,051	\$70,944,840	\$75,597,501
Units per Subarea	116	106	289	235	215	266	171	318
Cost per Unit	\$435,205	\$432,657	\$306,772	\$343,514	\$273,506	\$286,038	\$319,140	\$182,868

Note: Care must be taken in assessing total costs for various combinations of subareas. Direct addition of adjacent subareas would result in double counting the regional facility costs.

System	North Region Subareas			
	13	14	15	16
General Construction	\$30,178,045	\$7,136,328	\$6,124,615	\$4,599,338
Transportation ¹	\$85,113,527	\$18,105,367	\$16,601,871	\$9,933,498
Sanitary Sewer	\$17,746,260	\$5,240,670	\$4,720,530	\$5,055,820
Water	\$14,193,590	\$4,327,080	\$2,799,250	\$2,778,515
Stormwater	\$10,758,895	\$2,479,750	\$1,754,995	\$1,703,820
Environmental	\$604,940	\$214,485	\$185,546	\$100,000
Construction Subtotal	\$158,595,257	\$37,503,679	\$32,186,808	\$24,170,991
Non-Construction Costs	\$55,568,340	\$13,186,288	\$11,325,383	\$8,519,847
Total	\$214,163,597	\$50,689,967	\$43,512,190	\$32,690,838
Low Range -30%	\$149,914,518	\$35,482,977	\$30,458,533	\$22,883,587
High Range +30%	\$278,412,676	\$65,896,957	\$56,565,847	\$42,498,090
Units per Subarea	1,003	245	151	148
Cost per Unit	\$213,523	\$206,898	\$288,160	\$220,884

¹Capacity increase of the existing Toliver Road roundabout may be required. This will require a determination by ODOT. Potential costs are not well understood and are excluded.

Note: Care must be taken in assessing total costs for various combinations of subareas. Direct addition of adjacent subareas would result in double counting the regional facility costs.

Comparative Analysis of Molalla UGB Expansion: South Region v North Region

SOUTH REGION

Subarea	3	5	7	8	9	Total	
Total*	\$ 45,791,463	\$ 80,725,782	\$ 76,086,193	\$ 54,572,954	\$ 58,151,924	\$ 315,328,316	Par
L/R -30%	\$ 32,054,024	\$ 56,508,047	\$ 53,260,335	\$ 38,201,068	\$ 40,706,347	\$ 220,729,821	
H/R +30%	\$ 59,528,902	\$ 104,943,517	\$ 98,912,051	\$ 70,944,840	\$ 75,597,501	\$ 409,926,811	
Units/Subarea	\$ 106	\$ 235	\$ 266	\$ 171	\$ 318	\$ 1,096	Meets Target
Cost/Unit	\$ 431,995	\$ 343,514	\$ 286,038	\$ 319,140	\$ 182,868	\$ 312,711	Avg

*Construction & Non-Construction Costs

NORTH REGION

Subarea	13	Total	
Total*	\$ 214,163,597	\$ 214,163,597	Par
L/R -30%	\$ 149,914,518	\$ 149,914,518	
H/R +30%	\$ 278,412,676	\$ 278,412,676	
Units/Subarea	1003	1003	Meets Target
Cost/Unit	\$ 213,523	\$ 213,523	Avg

*Construction & Non-Construction Costs

Impact of S Reg v Subarea 13	
\$ 315,328,316	Recomm. UGB
\$ 214,163,597	Subarea 13
\$ 101,164,719	Difference

Per House Impact - 929 Units	
\$ 312,843	South Region
\$ 213,523	Subarea 13
\$ 99,320	Difference

Findings		
1	Using "Par" it will cost \$101.2 million more to expand to the South than to the North.	
2	Using "Par" will cost 32.08% more to expand to the South than to Area 13.	
3	The Dyer Report has a 60% Error rate potential (-30% to +30%)	
4	South Worst Case, South +30%, North -30%, Cost Difference Potential is \$260.23 Million Difference (More)	
5	Going South Best Case, South -30%, North +30%, Cost Difference Potential is (\$57.56) Million (Less)	
6	Selection of Subarea 13 makes use of Subarea 12 Not Needed (retaining 78+ acres in EFU)	
7	Subarea 13, lower average home development cost, \$99,320, 31.7% lower compared to the South Region.	

Source: Appendix B - Cost Estimates (Planning Commission Meeting Packet version)

Page 140 from the Commission's Packet Copy

Chart 1 - Preliminary Project Estimate/Region Summaries

**Public Testimony to the Molalla City Council
September 23, 2026 – Urban Growth Boundary Hearing**

Good evening, Mayor and Councilors.

My name is Kattie Riggs, and I live at **13377 South Warrick Road**. Thank you for allowing me the opportunity to speak tonight regarding the City's proposed Urban Growth Boundary expansion.

First, I want to commend the City Council for the thoughtful and fiscally responsible way you have approached this process.

I recognize that the City had to make decisions about whether to invest additional taxpayer dollars into updating existing Housing Needs Analysis data or move forward using the information the City already had available. While that existing data may not be as precise or current as it could be, I believe using the available analysis was a **fiscally responsible decision**.

The amount of additional time, consultant expense, staff resources, and taxpayer dollars that could have been required to go back and update all of the underlying data would have been significant. I appreciate the Council recognizing that there is a point where additional analysis may cost more than the benefit it provides.

I also want to commend the Council and City staff for holding information sessions and town hall meetings throughout this process. Providing opportunities for residents to ask questions, understand the proposal, and offer public input is an important part of responsible local government.

Ultimately, you are the elected officials responsible for balancing two important things: **what is fiscally responsible for the City and what is in the public interest**. I appreciate the effort you have made to do both.

With that said, I am asking the Council to consider one relatively small change to the proposed UGB: **including two properties—13377 South Warrick Road and 32372 South Rachel Larkin Road**.

These two properties were included in the City's consideration earlier in the process and were removed in July. When speaking before the Planning Commission earlier this month, it appeared they were going to amend the expansion to include them but when it finally came to taking the vote I believe they may have forgotten to make that amendment. It was discussed and even staff said they didn't see any issues in including them since the line is drawn right at these two abutting properties.

Good evening Councilors:

We find ourselves at what is hopefully nearing a close of a 5-year process to expand the City's Urban Growth Boundary. Over these past five years, the City has:

- Produced an adopted and DLCD acknowledged Housing Needs Analysis and Residential Buildable Lands Inventory
- Developed a sequential workplan to incorporate more studies than required prior to UGB expansion
- Produced an adopted and acknowledged Economic Opportunities Analysis Employment Buildable Lands Inventory
- Produced adopted and acknowledged efficiency measures rezoning 42.6 acres of surplus small industrial parcels to residential to minimize the size of the required expansion.
- Produced an adopted and acknowledged Housing Production Strategy
- Produced a Goal 14 analysis to set a study area, prioritize lands for inclusion, and study serviceability to these lands.
- Commissioned an amendment to the Goal 14 analysis analyzing infrastructure costs in an effort to go north to lower priority lands instead of south to the exception lands via the "impracticability standard" in state law.

In that time, the City has brought in \$383,000 in grant funding, provided \$21,000 in matching funds, and provided approximately 2,652 hours of staff time which accounts for roughly \$212,160 in staff costs, all towards these projects. A total of approximately \$616,660. The City also produced an adopted and acknowledged Parks Master Plan in that span that, while not part of the sequential workplan, informed parkland analysis behind the City's open space expansion recommendation. These documents have been reviewed by our partner agencies and watchdog groups and notably we have not received comment of substantial

concern from these parties. The acknowledged projects are final words on the matters they addressed. Additionally, the City's legal council has provided a legal review of the City's proposal supporting the findings that will be read later tonight.

The City's work went above and beyond the requirements of HB 2001 and HB 2003 in two very important and impactful ways. The first was initiating the sequential UGB workplan that allowed the City to produce an Economic Opportunities Analysis prior to UGB expansion. The EOA provided the justification for rezoning surplus smaller industrial parcels to residential thus decreasing the residential land need in an expansion. Additionally, it provided a basis to bring in industrial lands that were sized appropriately to meet industrial land needs for its target industries.

The second was the Goal 14 amendment, including and integrating findings from the infrastructure report produced by the Dyer Partnership. This amendment was voluntarily undertaken at great cost to the City to determine whether expansion to the exception lands to the south could be considered impracticable compared to other subareas. The results definitively showed that southern expansion could not be considered impracticable and due to this residential expansion into those exception lands was required.

As shown in DLCD's letter included as Exhibit F, due to the delays associated with this additional work done to be certain of the City's options, Molalla is now under tight timelines to adopt this proposal. In addition to Council adoption, this proposal must go before Clackamas County Planning Commission and the Board of Commissioners prior to January 1st, 2027. If we do not pass this expansion tonight it puts the proposal off of that timeline. This likely means that at the very least the City would need to secure grant funding to produce a new HNA, Efficiency Measures, Goal 14, and UGB expansion process. Given new OHNA rules and approval of 326 housing units since the inception of the previous HNA there's

Christie Teets

From: Dan Huff
Sent: Wednesday, September 23, 2026 12:57 PM
To: Christie Teets
Subject: FW: Molalla UGB Amendments

Can you make copies of this for the balance of Council please?

From: Chad Jacobs <chad.jacobs@behlaw.com>
Sent: Wednesday, September 23, 2026 12:14 PM
To: Scott Keyser <skeyser@cityofmolalla.com>; Leota Childress <lchildress@cityofmolalla.com>
Cc: Dan Huff <dhuff@cityofmolalla.com>; Mac Corthell <mcorthell@cityofmolalla.com>; Dan Zinder <dzinder@cityofmolalla.com>
Subject: Molalla UGB Amendments

Mayor Keyser and Councilor Childress,

Thank you for reaching out regarding the City's proposed UGB expansion, which is on the council's agenda this evening. Our office has reviewed the materials in the agenda packet and the supporting documents. These materials demonstrate two important issues for the Council to keep in mind as they consider this agenda item.

First, the data clearly demonstrates that there is a need for a UGB expansion. There currently exists a deficiency in the City's UGB to provide sufficient residential development to accommodate expected growth over the next 20 years. In addition, there is a shortage of needed industrial and commercial lands. A UGB amendment will address these needs and ensure that the City remains in compliance with state land use and planning laws.

Second, there is a need for the City to act as quickly as possible to address these issues. As explained in your agenda packet, the basis for and evidence supporting a UGB amendment is based on multiple documents, including the City's adopted and acknowledged Economic Opportunity Analysis (EOA) and the City's Housing Needs Analysis (HNA). These documents are a required precursor to any UGB amendment. Due to changes in state law, these documents may be used to support a UGB amendment only if that amendment is in place by January 1, 2027. After that date, the City may be required to start the analysis over or otherwise make major updates to work already completed to ensure it meets current planning obligations and requirements, which can be a lengthy and costly process. Therefore, in order complete this process prior to the January 1, 2027 deadline, the City should adopt the proposed UGB amendments as soon as possible. In addition to this pending deadline, the legislature is expected to make additional changes to state land use laws next year, which could affect the City's future UGB work. As such, a delay in the process could impose even further additional time and expense on the City depending on what action the legislature takes.

Finally, although nothing can be guaranteed, if an appeal is filed related to the UGB, it appears that City staff and consultants have provided sufficient evidence in the record to support the proposed UGB amendments.

As always, please do not hesitate to call or email with any follow-up questions.

Best,

Chad

[Chad A. Jacobs \(he/him\)](#)

BEERY ELSNER & HAMMOND, LLP

1804 NE 45TH AVENUE

PORTLAND, OR 97213

[d](#) (503) 802-0011 | [t](#) (503) 226-7191 | [f](#) (503) 226-2348

www.behlaw.com

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Please consider the environment before printing this email.

**Mayor Scott Keyser – UGB Adoption Speech
September 23, 2026**

Mayor and Council, members of the community, and everyone who has taken the time to be here tonight:

Before we vote on the Urban Growth Boundary, I want to speak to you not just as Mayor, but as a resident of Molalla.

This has not been an easy process.

And I want to make one thing very clear from the beginning:

We are not voting tonight because this Council is tired of dealing with the UGB.

We are voting because we have reached the point where a decision has to be made.

There is something important I believe everyone needs to understand about why we are even here.

Molalla did not choose to go through this process simply because we wanted to expand our UGB. The state requires us to do this because Molalla moved from being classified as a small city to a medium city.

That change triggered additional planning requirements for our community.

So this wasn't something this Council dreamed up.

It wasn't something I personally asked for.

The state required Molalla to do this work.

Once that requirement was triggered, our choice wasn't simply to walk away.

We have a responsibility to follow the process we have been given.

For more than three years, this Council has been working through that process. We've had meetings, studies, public discussions, planning work, legal reviews, staff work, and public input.

We've spent a tremendous amount of time and taxpayer resources getting to this point.

And now we're being asked to make a decision.

The Choice in Front of Us

The state has established the rules under which Molalla has to plan for future growth.

Whether we agree with those rules or not, they are the rules we have to operate under.

And that puts this Council in a difficult position.

If we don't complete this process, we don't simply get to say, "Let's wait another year and see what happens."

The process starts over.

And we don't know exactly what additional requirements the state could put on Molalla under a new process.

We don't know what additional density requirements could be imposed.

We don't know what additional land we could be required to consider.

And we don't know where that could ultimately lead.

That uncertainty matters.

The ramifications of not completing this process could outweigh the risks of completing it.

I don't say that because I believe everything about this process is perfect.

I don't.

I don't believe every state land-use policy is good policy.

But my job isn't to wish the rules away.

My job is to make the best decision I can for Molalla under the circumstances we've been given.

And after more than three years of work, I don't believe it is responsible to throw that work away and start over without knowing what we're going to be facing next.

I don't want to open Pandora's box and then send our taxpayers the bill for finding out what's inside.

A UGB Expansion Does Not Mean Houses Tomorrow

I also think there is a misconception that needs to be addressed.

Expanding the UGB does not mean houses are going up tomorrow.

It doesn't mean bulldozers show up the next morning.

It doesn't mean every property brought into the UGB will immediately be developed.

There are still zoning requirements, infrastructure requirements, engineering, permitting, development standards, and many other steps before development can occur.

A UGB is a planning boundary. It is not a development permit.

And we also need to remember that these properties belong to people.

Property owners have invested in their land.

They have the right to sell it.

They have the right to hold it.

And, if the laws and regulations allow it, they have the right to pursue development.

We don't have to agree with every decision a property owner makes.

But who are we to tell someone they can never realize the value of an investment they've made, as long as they are following the laws and regulations that apply to their property?

We have a responsibility to plan responsibly for Molalla.

But we also have a responsibility to respect property rights.

Those things can exist together.

Zone 5 and Zone 13

I've heard the arguments about changing the proposed areas, particularly the discussion about moving from Zone 5 to Zone 13.

I've listened.

I've listened to property owners, residents, and the arguments being made for a different direction.

But there's a difference between wanting something to happen and having the legal ability to make it happen.

Our job isn't to pick the option that makes one property owner happier.

Our job is to make a decision that follows the rules and protects the City as much as reasonably possible.

My understanding from the information presented to us is that viable farmland cannot simply be moved ahead of other lands because someone prefers a particular area.

Even the attorneys representing interests in Zone 13 understand there are legal limitations on what can be included.

That matters to me.

I am not willing to knowingly put Molalla in a position where we could spend years and hundreds of thousands of taxpayer dollars fighting legal battles with no clear outcome.

Every lawsuit costs money.

Every appeal costs money.

Every additional study costs money.

And every dollar we spend defending a decision is a dollar we don't spend on roads, water, sewer, police, parks, or other needs of our community.

I will not gamble taxpayer money on a legal strategy simply because it sounds better politically.

Integrity Matters

And I want to be very clear about something else.

I will not compromise my morals or my integrity to make this decision easier.

I have never accepted a bribe to make a decision as Mayor, and I won't start now.

My responsibility is to the entire City of Molalla.

Not one property owner.

Not one neighborhood.

Not one group.

The entire community.

That doesn't mean I don't care about the people who disagree with this decision.

I do.

But being Mayor sometimes means making a decision that isn't going to make everyone happy.

That's part of the job.

We've Been Working on This for Years

I've heard people say this Council will lose the respect of voters because of this decision.

Some people may be angry.

Some people may disagree with us.

That's their right.

But the people sitting at this table were elected to make decisions.

Not just the easy ones. The hard ones too.

For more than three years, we've been working on this.

And now that we're at the point where a decision has to be made, we're being asked to wait another two weeks.

I don't believe two more weeks changes the fundamental situation we're facing.

The state requirements aren't going away.

The UGB process isn't going away.

And waiting doesn't guarantee a better outcome.

At some point, leadership means you have to stop kicking the can down the road and make the decision you believe is best for the community.

And that's what I intend to do tonight.

Listening to the Community

I've also heard the argument that the Council hasn't listened.

I disagree.

There have been opportunities throughout this process for people to attend meetings, provide testimony, submit comments, and make their concerns known.

And I have listened.

But we also have to be honest about something.

Some of the loudest opposition we're hearing today wasn't nearly as loud three years ago.

That's human nature.

When something is happening somewhere else, it's easier to stay quiet.

When it affects your backyard or your financial interests, it becomes much more important.

I don't say that to insult anyone.

I say it because it's reality.

And while everyone has the right to speak up, we cannot govern based solely on whoever is making the most noise at a particular moment.

We have to look at the entire community.

State Policy

I've said for years that if we don't see changes in how Oregon handles these issues, cities like Molalla are eventually going to find themselves in situations like this.

And here we are.

If we continue electing the same people and supporting the same policies at the state level, we shouldn't be surprised when we continue getting the same results.

But tonight isn't about settling every argument over Oregon land-use policy.

Tonight is about Molalla and the decision in front of us.

My Responsibility

I don't believe this proposal is perfect.

I don't believe anyone sitting at this table believes it is perfect.

But perfection isn't the standard.

Our responsibility is to:

Plan for Molalla's future.

Follow the law.

Protect our taxpayers.

Respect property rights.

And make the best decision we can with the information available to us.

I know this decision won't make everyone happy.

But I didn't run for Mayor because I thought every decision would be popular.

I ran because I believed Molalla needed people willing to make the hard decisions.

Sometimes leadership isn't about finding the decision everyone loves.

Sometimes it's about looking at a difficult situation, knowing there are no perfect answers, and having the courage to make the best decision you can.

For me, tonight is not about giving up.

It's not about being tired of the fight.

It's about recognizing that we have fought the battles we can fight within the process we've been given.

Now we have a responsibility to finish the job.

I love this community.

I want Molalla to grow responsibly.

I want to protect what makes Molalla special.

And I want to leave the next generation a city that is financially responsible, well planned, and ready for the future.

That's the responsibility I take seriously.

And that's the responsibility I intend to fulfill tonight.

Thank you.

**Community Development Department**

315 Kennel Ave/PO Box 248

Molalla, OR 97038

Phone 503.759.0205

www.cityofmolalla.com

23 September 2026**RE: City of Molalla AC Surfacing Progress Report as of FY26-27**

City Administrators, Council, and Residents,

In 2023, the City of Molalla sought the procurement of a qualified Contractor to provide long-term, as-needed services for the repair of asphalt concrete (AC) streets. This contract was awarded for one (1) year with the option to extend the contract for up to four (4) additional one-year terms. All unit costs were established at the time of bid and escalated only at renewals based on the ENR Construction Cost Index (Seattle). The successful bidder of this contract was Roy Houck Construction. In addition, numerous public and private projects permitted by the City specific to utility work with AC street restoration included in the scope or dedicated street extensions were completed by Community Development staff contributing to the total new AC surfacing within the City.

Engineering staff is pleased to provide this report that since the award of the contract to Roy Houck Construction, the City has completed both AC restoration projects and other new construction projects totaling 5.88 centerline miles of public streets. During this same period, an additional 1.9 centerline miles of roadway has or will have been improved by private developments, totaling approximately 7.78 miles or 24.3% of the City's 32.02 centerline miles of public streets. In 2024, the City procured a street survey from StreetSaver which provided objective data for the prioritization of these projects.

Please see the map and images from a sample of the paving projects completed within this period below.

Sincerely,

Sam Miller

Engineering Section Manager

Landon Sheckard

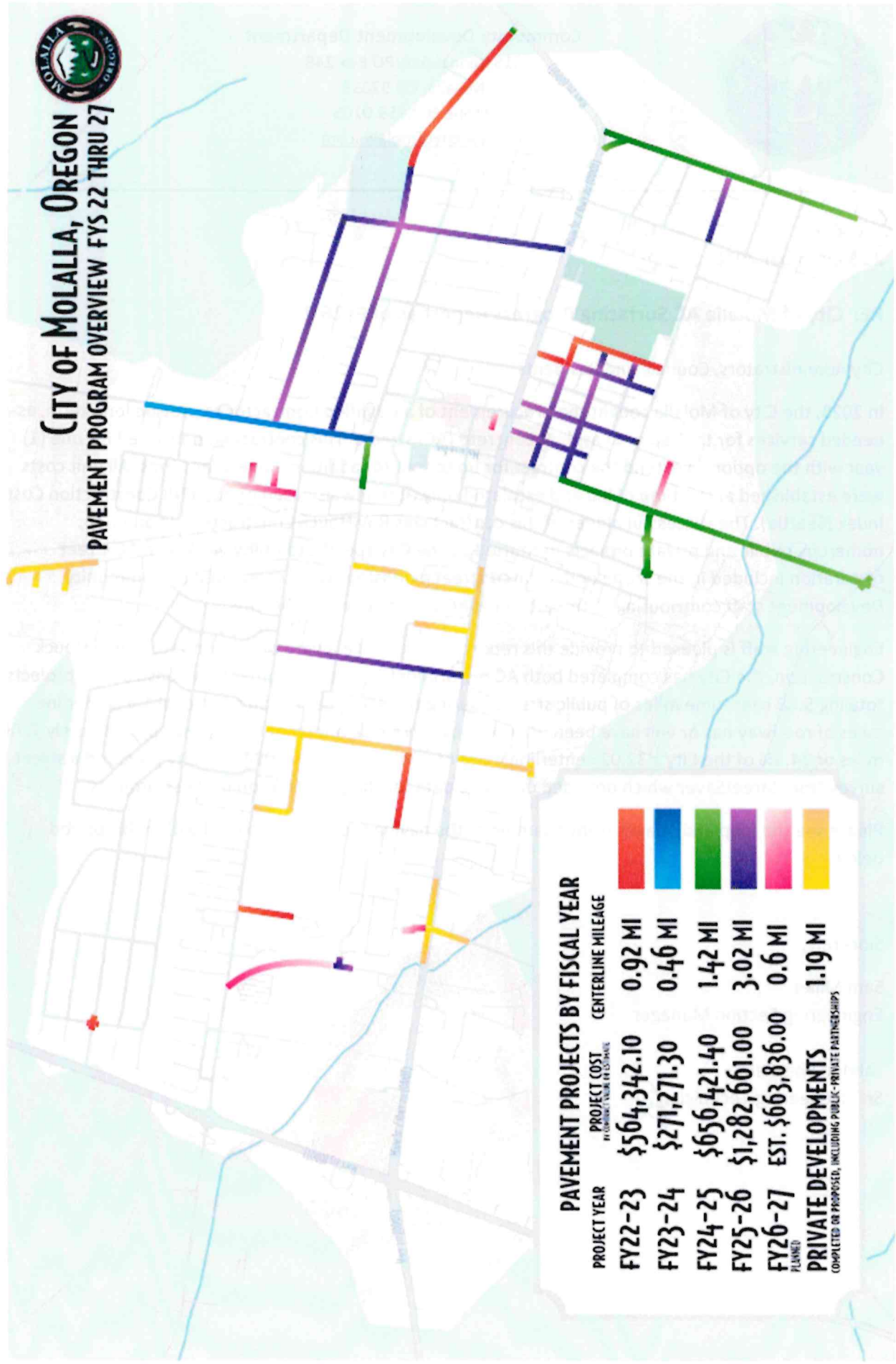
Sr. Engineering Technician



CITY OF MOLALLA, OREGON

PAVEMENT PROGRAM OVERVIEW FYS 22 THRU 27

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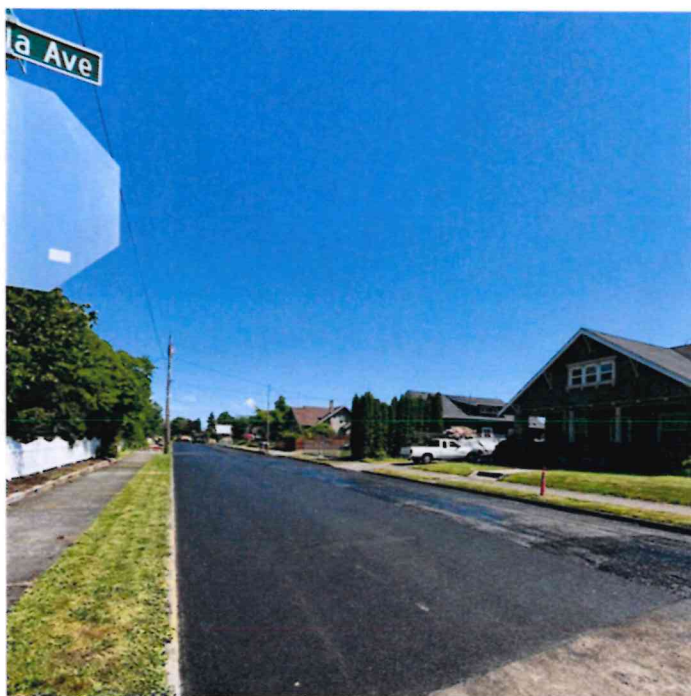




Grind & Inlay street restoration of N. Cole Ave. and Shirley St.



Grind & Inlay street restoration of N. Cole Ave. and Shirley St.



Grind & Inlay on 3rd St., completed with paving projects on Eckerd, Lola, Berkely, Swiegle, Engle, 2nd, 3rd, and 4th St to complete the restoration of AC surfacing on Molalla's first addition neighborhood.



Paving on N. Cole Ave. to Main St., extending up to and including Frances St. to N. Molalla Ave.



Widening and paving of Leroy Ave. related to the Molalla River Middle School construction project. The full street to Toliver, as well as Lynn, Hezzie, and West Ln. is actively permitted.



S. Ona Ln full street improvements completed related to the Bear Creek Apartments Ph.II construction project. Additional work on HWY211 conditioned by the City allowed for current active construction of N. Ona Ln to the Bear Creek Subdivision



Lola Avenue utility and street reconstruction



Both N. Molalla Ave and S. Molalla Ave. have been repaved extending from our Downtown Core to the City limits



S. Molalla Ave has been repaved southbound extending to Molalla Forest Rd.



Molalla Forest Rd. has been reconstructed and widened to accommodate modern traffic to Chief Yelkus Park and the Bear Creek Subdivision from Toliver Rd.



6th St. has been grind & inlayed with minor widening



Section St. has been fully reconstructed to correct geotechnical deficiencies and is a vital part of the downtown bypass trucking route.

Data Center Fact Sheet

Recent discussions on social media and elsewhere regarding the industrial lands proposed in the City's urban growth boundary expansion have suggested that industrial lands are being brought in to the City to accommodate a specific data center developer that City Staff met with or data centers generally. This is false.

The timeline below provides information on the extent of the City's contact with a data center developer and shows the context in which these discussions were presented to City Council and did not ultimately affect policy.

October, 2024 – December, 2024

- City Staff was invited by Portland General Electric (PGE) to meet with members of their team and Verrus Data – a data center developer.
- A meeting was held with members of City Staff, Verrus, SEDCOR, and PGE. Discussions included available industrial sites, acreage, and field visit to those sites. Verrus provided a mockup drawing of a potential phase one on a specific site.
- Verrus determined that sites were not currently available that fit the company's land need.
- The City was preparing an **Economic Opportunities Analysis (EOA)**; a planning document required for the Urban Growth Boundary process that identifies target industries for the City and evaluates existing availability of land for those industries.
- City Staff indicated to Verrus that Staff would discuss with Council whether data centers should be included as a target industry in this document, which would then inform employment land need for an urban growth boundary expansion.

January, 2025 - March, 2025

- January 22, 2025: City Staff discussed including data centers in the EOA with Molalla City Council at the Council meeting. Council advised that Staff reach back out to the company to ask for specific land and utility needs to evaluate whether inclusion in the EOA was warranted.
- City Staff noting the lack of utility capacity to support a Data Center reached out to the Verrus representatives requesting their land and utility requirements and they did not respond.
- City Staff has not had further correspondence with Verrus since that time, nor has Staff received any inquiries, applications, or other correspondence from any other data center developers.
- **A land need for data centers was not included in the City's EOA**, adopted in March of 2025, nor were data centers included as a target industry for Molalla.
- The City's adopted EOA does identifies target industries and land needs to accommodate those industries. These tables from the City's adopted EOA are provided below. These tables form the basis for the City's proposed industrial land expansion.

[Continued next page]

View The City's adopted EOA by scanning the QR Code below or by navigating to <https://www.cityofmolalla.com/files/sharedassets/public/v/1/ea-website-upload.pdf>



Tables from Molalla, Oregon Economic Opportunities Analysis (2025)

Molalla Targets and Indicators

CITY OF MOLALLA

Industry Clusters Analysis (2020)

Manufacturing
Agriculture/Forestry/Outdoors
Education
Health Care
Retail and Wholesale Trade
Tourism-Related (Dining, Lodging, Recreation)
Construction

CITY OF MOLALLA

Current Largest Employers

Agriculture/Forestry/Outdoors
Retail Trade
Tourism
Health Care
Manufacturing
Education
Construction

STRONG LOCATION QUOTIENT

Agriculture/Forestry/Outdoors
Education
Wood Manufacturing
Retail Trade
Accommodation and Food Services
Transportation

STRONG SHIFT SHARE INDICATOR

Agriculture/Forestry/Outdoors
Construction
Retail and Wholesale Trade
Accommodation and Food Service

Regional and Statewide Targets

BUSINESS OREGON - Statewide Targets

Outdoor Gear and Apparel
Forestry & Wood Products
Advanced Manufacturing
Business Services
Food & Beverage
High Technology

County and Regional

Traded sector industries
Suppliers to existing companies
Self-sufficiency-wage jobs
Food & Beverage
Manufacturing
High Technology

FIGURE 7.9: SUMMARY OF FORECASTED *NEW* SITE NEED & ESTIMATED ACREAGE

Site Size	Commercial		Industrial		Total	
	# of Needed Sites	Total acres (=/-)	# of Needed Sites	Total acres (=/-)	# of Needed Sites	Total acres (=/-)
< 5 acres	12	12	0	0	12	12
5 acres (+/-)	4	20	0	0	4	20
10 acres (+/-)	1	10	2	20	3	30
20 acres (+/-)	0	0	2	40	2	40
30 acres (+/-)	0	0	1	30	1	30
TOTAL:	17 Sites	42 Acres (+/-)	5 Sites	90 Acres (+/-)	22 Sites	132 Acres (+/-)

Source: Oregon Employment Department, Molalla, Johnson Economics LLC



Board of Education
19600 Molalla Avenue | Oregon City, OR | 97045-7998
503-594-3002 | www.clackamas.edu
Education That Works

CCC Budget Committee

The Clackamas Community College Budget Committee is comprised of citizen representatives from each of the college district's seven zones. The Budget Committee meets each spring to review the college's proposed budget before sending it on to the CCC Board of Education. Budget Committee members are appointed by the board and serve three-year terms.

Now Accepting CCC Budget Committee Applications

CCC is now accepting applications for the positions in Zones 1 and 6 on the Budget Committee. The applicant must be a registered voter residing within Clackamas Community College zone boundaries for which they are applying and can not be an officer or employee of the college. Please check the [map of college districts](#) for the zone boundaries.

The successful candidate will hold the office until June 30, 2029 and will assist other committee members perform budget-related duties such as review existing budgets, hear comments from community members, approve documents and other responsibilities. Two Budget Committee meetings are typically held in May with the final budget adoption by the CCC Board of Education in June. Additional meetings may be scheduled as needed.

The deadline for the completing the two-page application is **Monday, October 26, 2026** and can be returned via email or in person to the President's Office in Roger Rook Hall by 5 p.m.

Please visit <https://www.clackamas.edu/about-us/leadership/budget> for the application.

Urban Growth Boundary Expansion Project

UGB
Presentation
to Council

City Council Hearing
September 23, 6:00pm



Urban Growth Boundary

UGBs:

- Preserve agricultural lands, forests, and open space by motivating private developers to think about land already in the UGB first and prioritize expansion areas based on use.
- Accommodate the next 20 years of growth for housing, jobs, parks, and recreational needs efficiently, while preventing sprawl.

UGB boundaries are NOT the same as the City Limits:

- Property owners are not required to annex into the city.
- Annexation is what changes property taxes.

What Triggers a UGB Expansion?

Housing Need Analysis (HNA):

- Cities with a population over 10,000 are required to adopt an HNA (now called an HCA)
- HCAs are updated on an 8-year-cycle and study growth over the next 20 years
- Growth is predicted by PSU Population Research Center projections released annually
- If a land shortfall is found, a UGB Expansion is required

Economic Opportunities Analysis (EOA):

- Cities are also required to predict job growth over the next 20 years, but an expansion is not required like it is for housing

Molalla UGB Expansion Process

- Documented land need for housing (2023) and employment (2025)
 - Enact “efficiency measures” to reduce land need – *43 acres of residential*
 - Create preliminary and final study area
 - Establish parcel prioritization – *about 500 acres of first priority land south of UGB*
 - Evaluate subareas according to Goal 14 location factors
 - Present findings at public meeting and to PC & CC – *May 2025*
 - Re-evaluate subareas with detailed engineering cost estimates – *June 2026*
 - Present findings at public meeting and to PAC & TAC – *July 2026*
-
- ***UGB Amendment Adoption City – August & September 2026***
 - *UGB Amendment Adoption County – October- December 2026*
 - *Approval/Denial by DLCD*

Land Exclusions

The City may exclude lands that:

2026 cost estimates found costs were not significantly higher for the exception lands to the south. Some areas are cheaper to serve.

- Are impracticable to provide necessary public facilities or services
- Are subject to significant development hazards
- Consist of significant scenic, natural, or cultural or recreational resources
- Are owned by the federal government and managed for rural uses

Priorities for UGB Inclusion under Goal 14

1st Priority

- Urban reserves (none)
- Exception lands (given exemption from Exclusive Farm Use due to residential development already occurring = 580 acres south of the city)

2nd Priority

- Marginal lands (none)

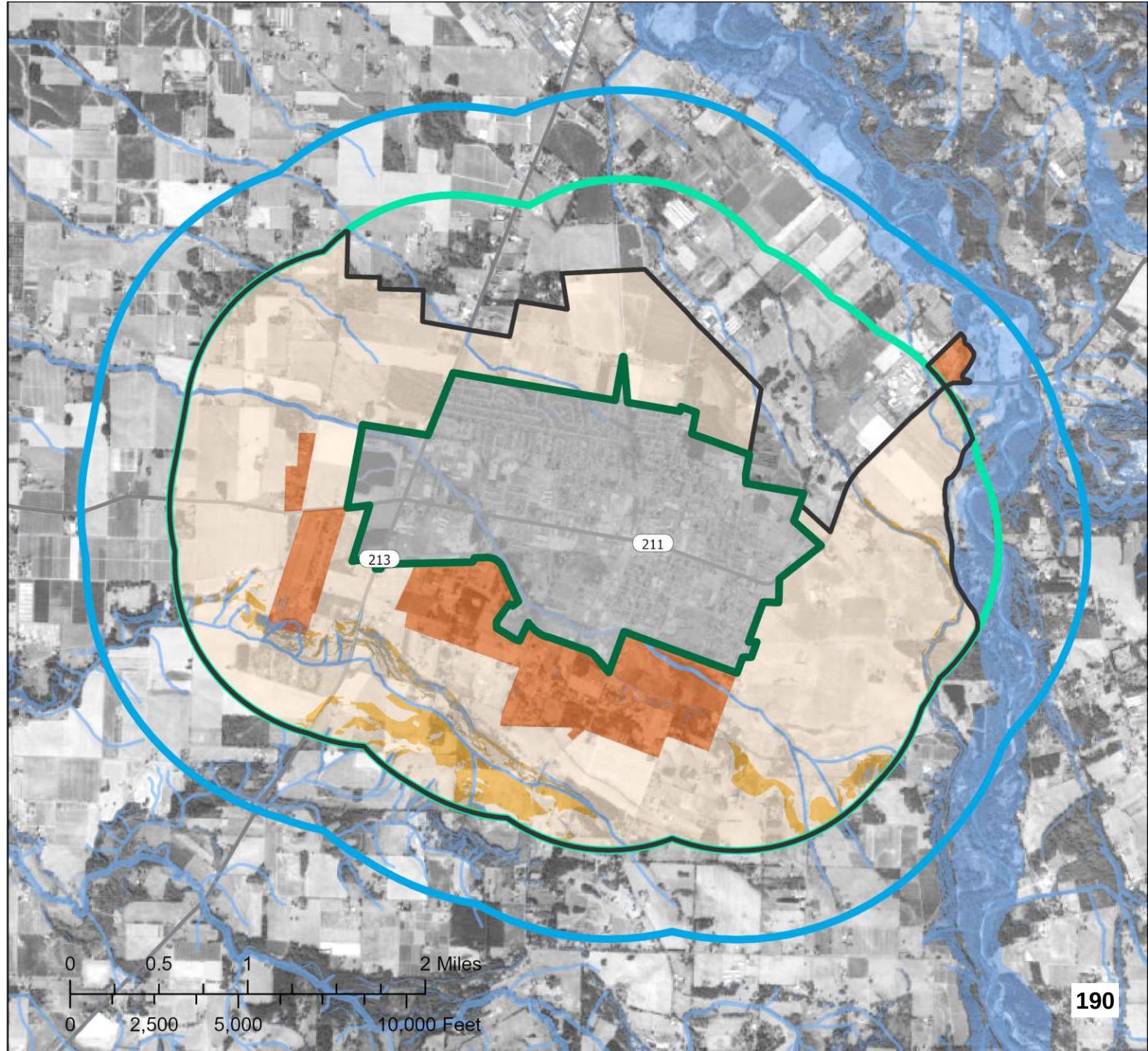
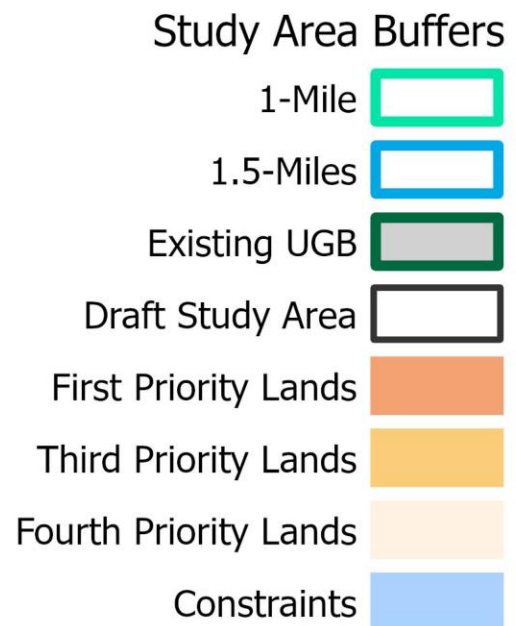
3rd Priority

- Resource lands that are not high value farmland

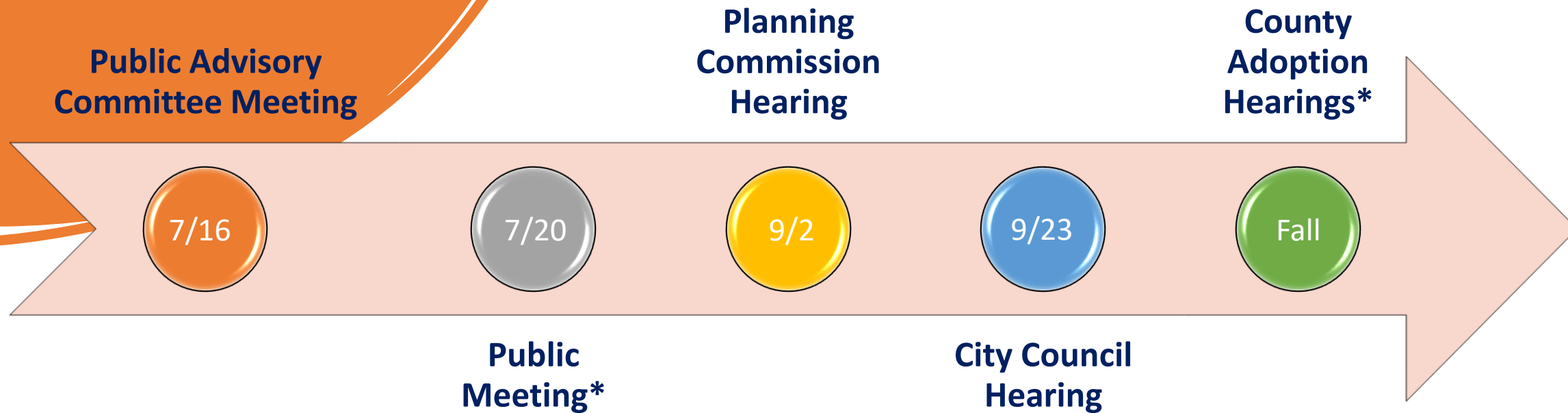
4th Priority

- Resource lands that are high value farmland, including prime and unique soils

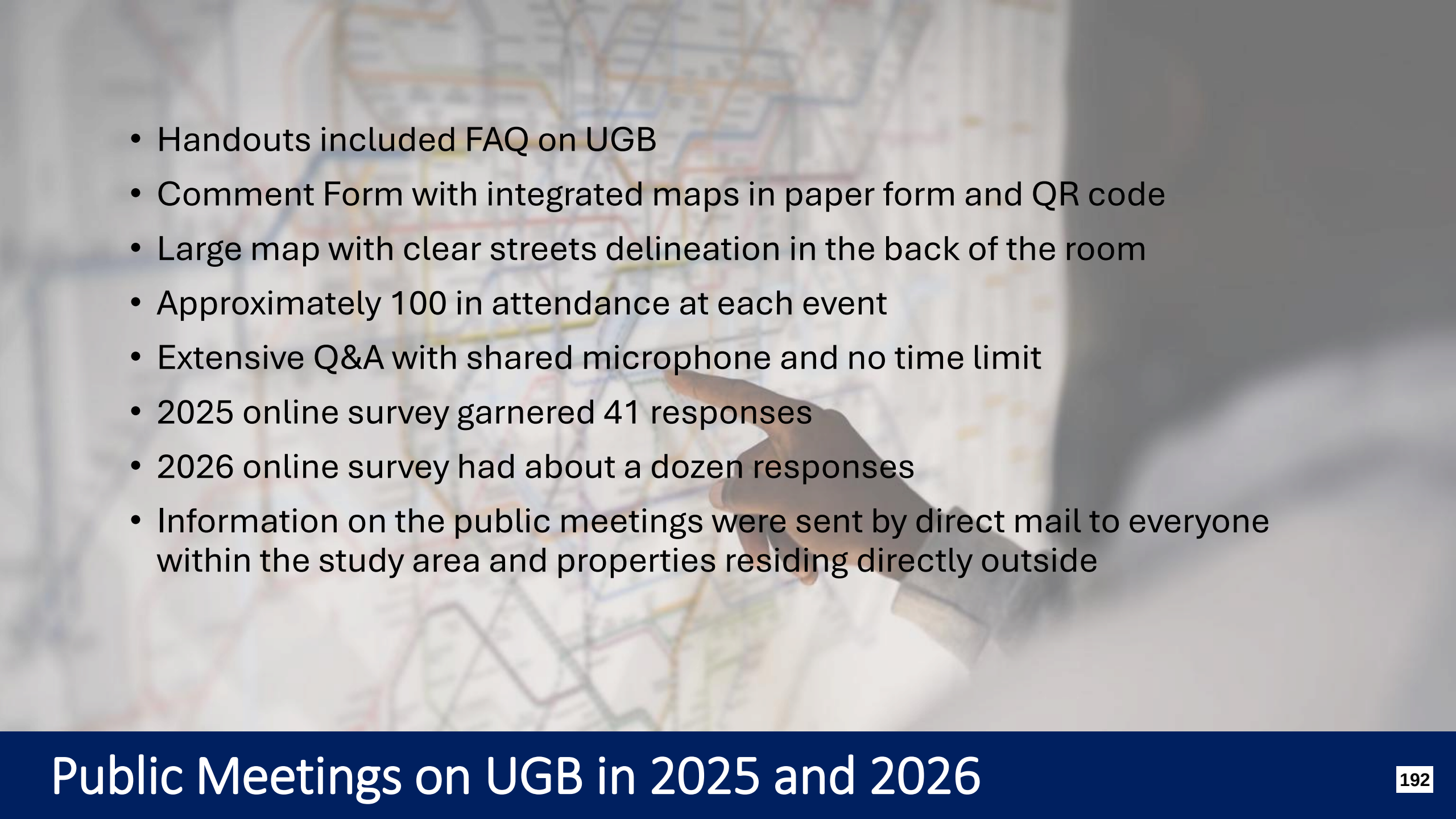
Final UGB Study Area



2026 Public Engagement



* Mailers sent to every address in the study area and the event was listed on Facebook, Molalla Current, and in the paper. Comment cards were handed out and available online for those who could not attend in person.

- 
- A background image showing a hand pointing at a map. The map is a street map with various colored lines representing roads and boundaries. The hand is in the foreground, pointing towards the map. The overall image is slightly blurred, giving it a professional and focused appearance.
- Handouts included FAQ on UGB
 - Comment Form with integrated maps in paper form and QR code
 - Large map with clear streets delineation in the back of the room
 - Approximately 100 in attendance at each event
 - Extensive Q&A with shared microphone and no time limit
 - 2025 online survey garnered 41 responses
 - 2026 online survey had about a dozen responses
 - Information on the public meetings were sent by direct mail to everyone within the study area and properties residing directly outside

Molalla Land Need Analysis

- Population forecasted to be 5,432 new people with a housing need of 1,996 new units between 2023 and 2042
 - City Council voted against request to repeal HNA considering lower forecast in 2026
 - New OHNA rules apply a completely new process for calculating existing capacity of development ready land that could result in a larger expansion even with lower forecast
- Employment land goal is to accommodate:
 - 2 sites >20 acres for target manufacturing industry sectors
 - Small lot commercial land in the exception area
- Park Master Plan Areas
 - Ivor Davies Park brought into UGB
 - Land for connector trail in Subarea 3

Safe Harbor Table in OAR 660-024-0040(8)(f)

Table 1: Housing Mix/Density Safe Harbors

A. Coordinated 20- Year Population Forecast	B. Housing Density Safe Harbor Numbers are in Dwelling Units (DU) per net buildable acre	C. Housing Mix Safe Harbor (Percentage of DU that Must be <i>Allowed</i> by zoning)		
		Low Density Residential	Medium Density Residential	High Density Residential
Less than 2,500	- Required Overall Minimum: 3 - Assume for UGB Analysis: 4 - Zone to Allow: 6	70%	20%	10%
2,501 – 10,000	- Required Overall Minimum: 4 - Assume for UGB Analysis: 6 - Zone to Allow: 8	60%	20%	20%
10,001 – 25,000	- Required Overall Minimum: 5 - Assume for UGB Analysis: 7 - Zone to Allow: 9	55%	25%	20%
More than 25,000 but not subject to ORS 197.296	- Required Overall Minimum: 6 - Assume for UGB Analysis: 8 - Zone to Allow: 10	50%	25%	25%

Expansion Calculations

- HNA sets need at 1,996 units
 - BLI calculates capacity for all residential land on an average of 7 DU/acre
 - UGB is required by law to use the same assumption
- Pipeline projects completed after HNA total 287 units of R3
 - $1,996 - 287 = 1,709$ units
- Rezoned 42.6 acres of industrial has existing capacity of 649 units
 - Efficiency measures that increases acres in BLI are also subtracted
 - $1,709 - 649 = 1,060$ units
 - $1,060 \div 7 = 151$ acres
 - Add 25% for infrastructure = Not to Exceed 189.29 acres
- Proposed Amendment = 177.51 acres for housing

- **Low Density Residential:** A residential zone that *allows* detached single family and manufactured homes and other needed housing types on individual lots in the density range of 2-6 units per net buildable acre (DU/NBA). The specified mix percentage is a maximum; a local government may allow a lower percentage.
- **Medium Density Residential:** A residential zone that *allows* attached single family housing, manufactured dwelling parks and other needed housing types in the density range of 6-12 units per net buildable acre. The specified mix percentage is a minimum; a local government may allow a higher percentage.
- **High Density Residential:** A residential zone that *allows* multiple family housing and other needed housing types in the density range of 12-40 units per net buildable acre. The specified mix percentage is a minimum; a local government may allow a higher percentage.
- **More than 25,000 but not subject to ORS 197.296:** The current population estimate for the city is less than 25,000 but the 20-year population forecast for the UGB is 25,000 or more. This safe harbor is not available for a jurisdiction subject to ORS 197.296 at the time of a UGB amendment.

R3 max density raised from 24 to 40, potential for 446 additional units on 27.88 acres of R3 already within the UGB.

Safe Harbor Table in OAR 660-024-0040(8)(f)

Land Use Efficiency Measures in HNA/HPS

Action	What is it?	How does it help?
Code Revisions for ADUs	Revise development code to make ADU standards less restrictive and reduce system development charges (SDCs) to increase density on residential lots with existing homes.	
Develop Standards for Cottage Clusters	Add special use standards for permitted cottage cluster housing, which increases density with multiple small homes on a single lot.	
Small Dwelling Unit Developments	Define what qualifies as a "small dwelling unit" as under 2,000 sf. to increase the number of affordable, smaller homes that can be built on limited land, making efficient use of space.	
Modify Requirements for Ground-floor Retail or Commercial	Allow flexibility in areas where zoning requirements mandate ground-floor retail, reducing costs and promoting more affordable housing across multiple zones.	
Reduce Parking Requirements for Conversions to Duplexes	Lower development costs by reducing off-street parking requirements that increase the cost of conversions of single-family homes to duplexes or similar housing types on already developed land.	
Maintain Records on “Zombie” Housing for Developers of Affordable Housing	Revitalize existing neighborhoods through partnerships with non-profit developers by identifying neglected, vacant properties, abandoned by the homeowner during foreclosure.	
Land Owned by Faith-Based Organizations for Affordable Housing	Partner with faith-based groups that have unused land, potentially for affordable housing development.	
Improvement Assistance within the Urban Renewal Area	Provide financial assistance for infrastructure improvements, such as roads and utilities, to support housing developments in URA area inside the UGB.	
Modify SDC Fee Schedules Based on Size	Lowers costs for compact housing units, making them more financially feasible for all builders, including non-profits.	



Goal 14 Location Factors

1. Efficient Accommodation of Need

- Proximity, parcel size, and buildable land

2. Orderly & Economic Provision of Public Facilities & Services

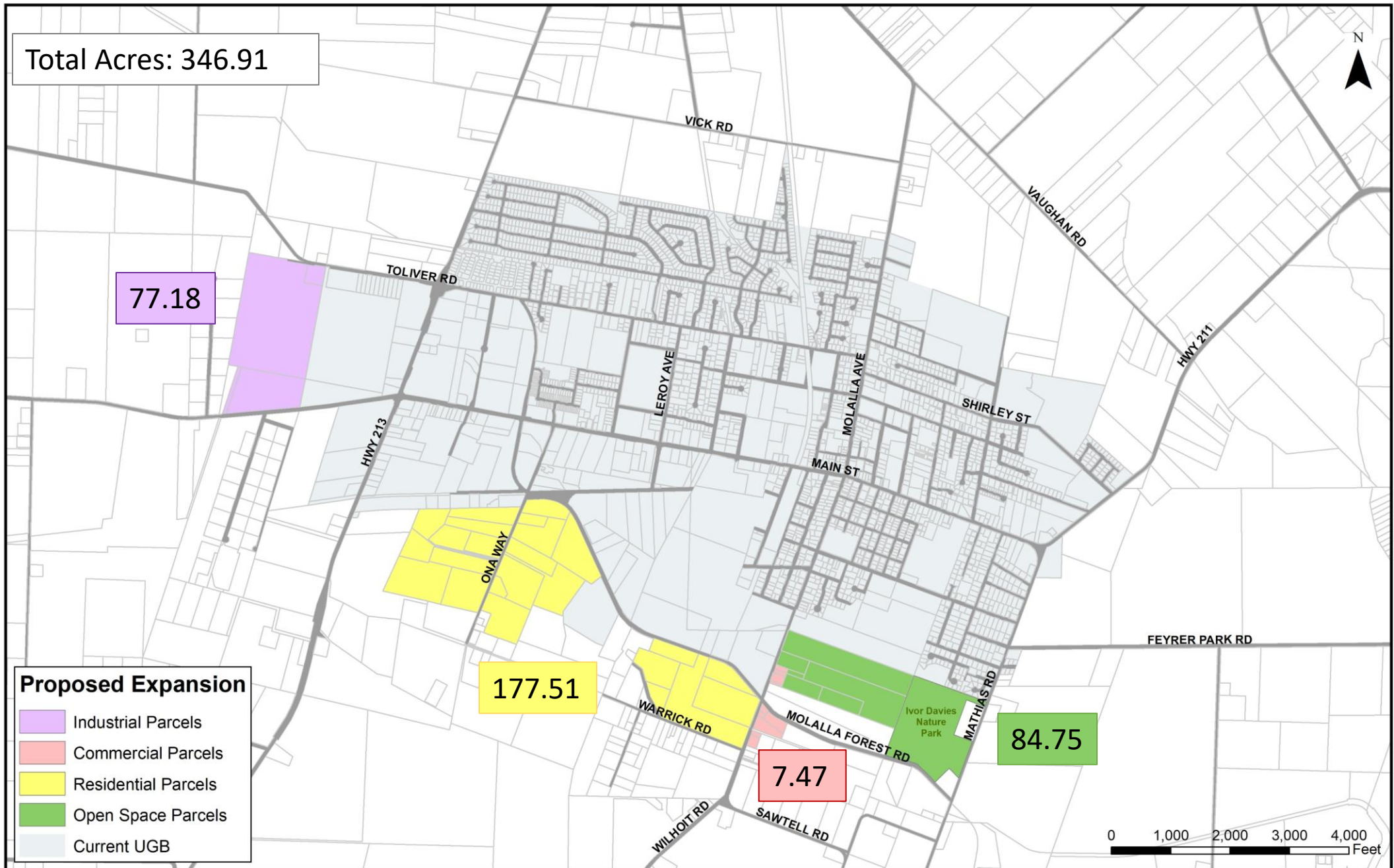
- Water, sewer, transportation, and stormwater

3. Environmental, Economic, Social & Energy Consequences

- **Economic:** Cost of land/transportation facilities/utilities/services, parcel size, and development potential
- **Social:** Ease of access to services and amenities, such as schools, parks, library, commercial services, and compatible nearby uses
- **Environmental:** Hazard risk (slope, floodplain) and Goal 5 resources present
- **Energy:** Amount of travel required to and from daily services and amenities, infrastructure improvements needed to serve development, such as road construction/improvements, pipe upsizing, and water or wastewater pumps

4. Agricultural & Forest Compatibility

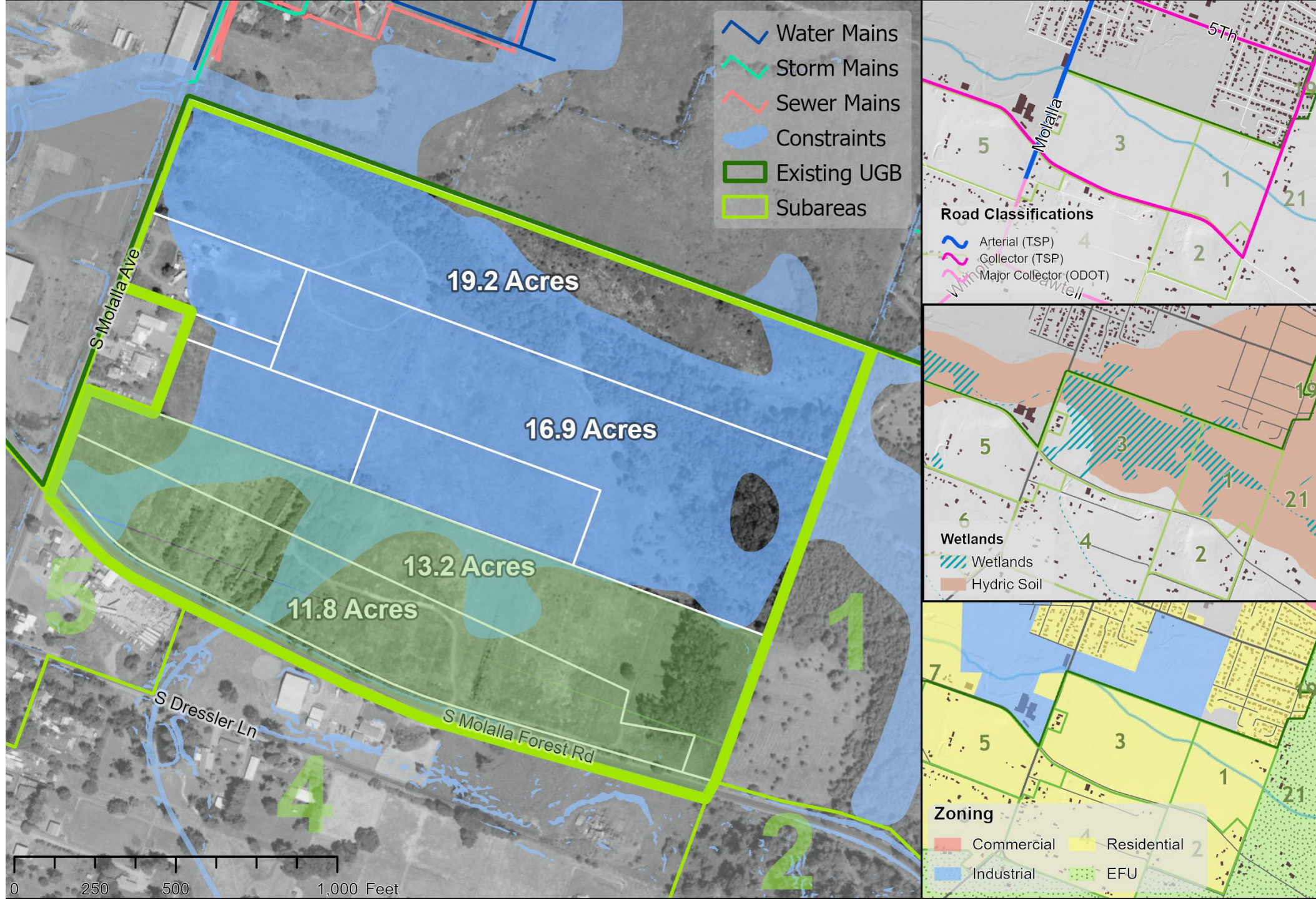
- Increased traffic, conflicts with water availability and delivery, flooding, introduction of weeds or pests, damage to crops or livestock, trespassing, litter (including harmful pet waste), and vandalism

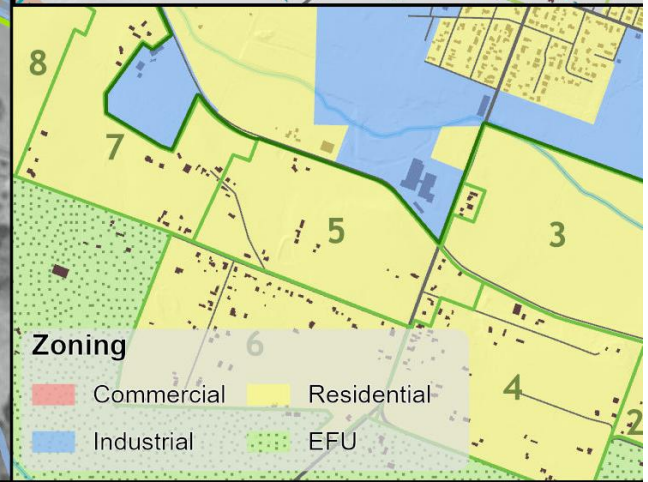
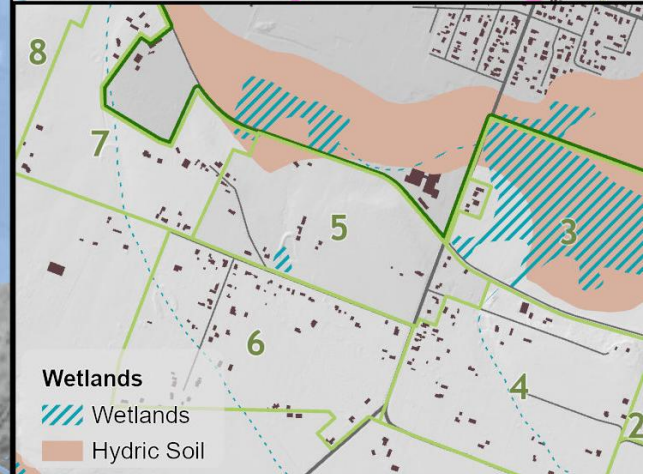


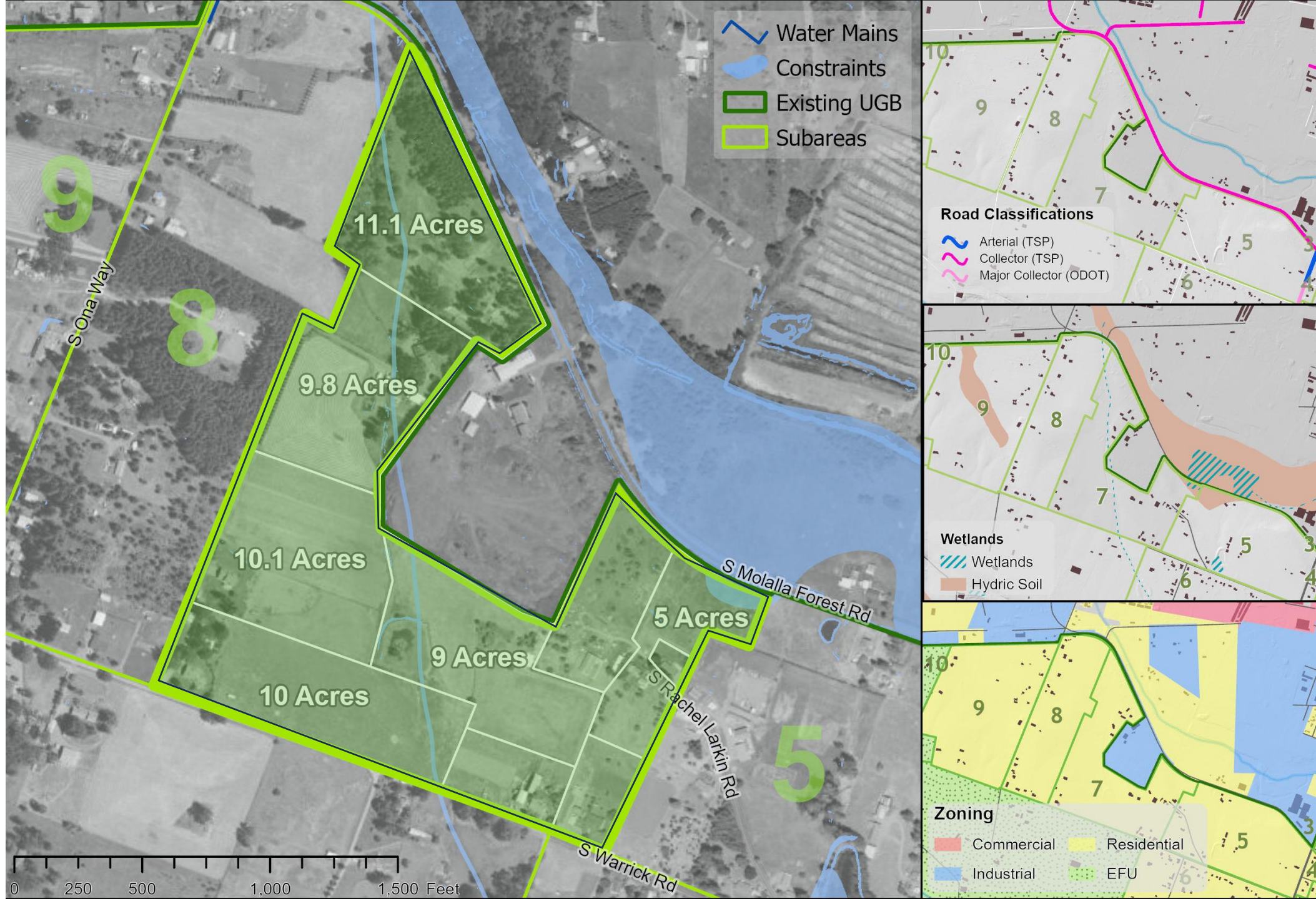
Summary of Relative Costs Estimates

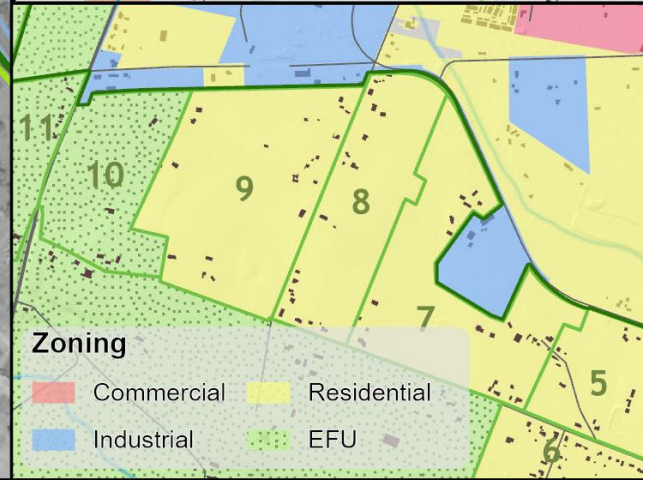
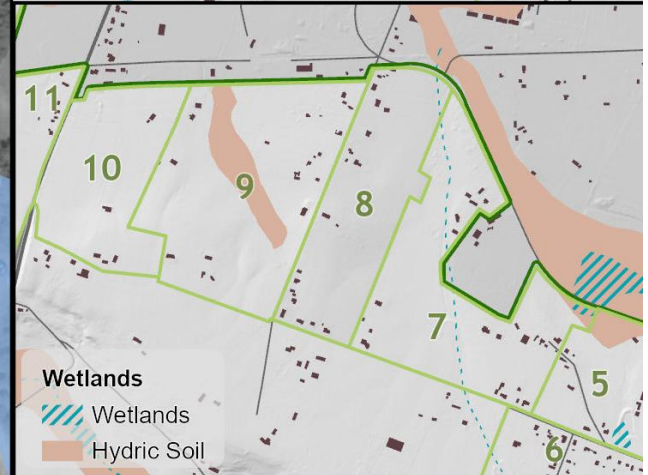
Subarea	Net Buildable Acres	Total Cost Estimate: Low	Total Cost Estimate: High	Capacity: 7 DU/acre	Per Unit: Low	Per Unit: High	Proximity to UGB
3	25.4	\$32,103,000	\$59,620,000	177	\$181,373	\$336,836	Y
5	64.2	\$56,508,000	\$104,944,000	393	\$143,786	\$267,033	Y
7	63.9	\$53,260,000	\$98,912,000	445	\$119,685	\$222,274	Y
8	48.6	\$38,201,000	\$70,945,000	285	\$134,039	\$248,930	Y
9	77.6	\$40,706,000	\$75,598,000	533	\$76,371	\$141,835	Y
2	29.6	\$35,338,000	\$65,629,000	194	\$182,155	\$338,294	N
4	77.2	\$62,060,000	\$115,254,000	482	\$128,755	\$239,116	N
6	77.2	\$41,163,000	\$76,445,000	353	\$116,609	\$216,558	N

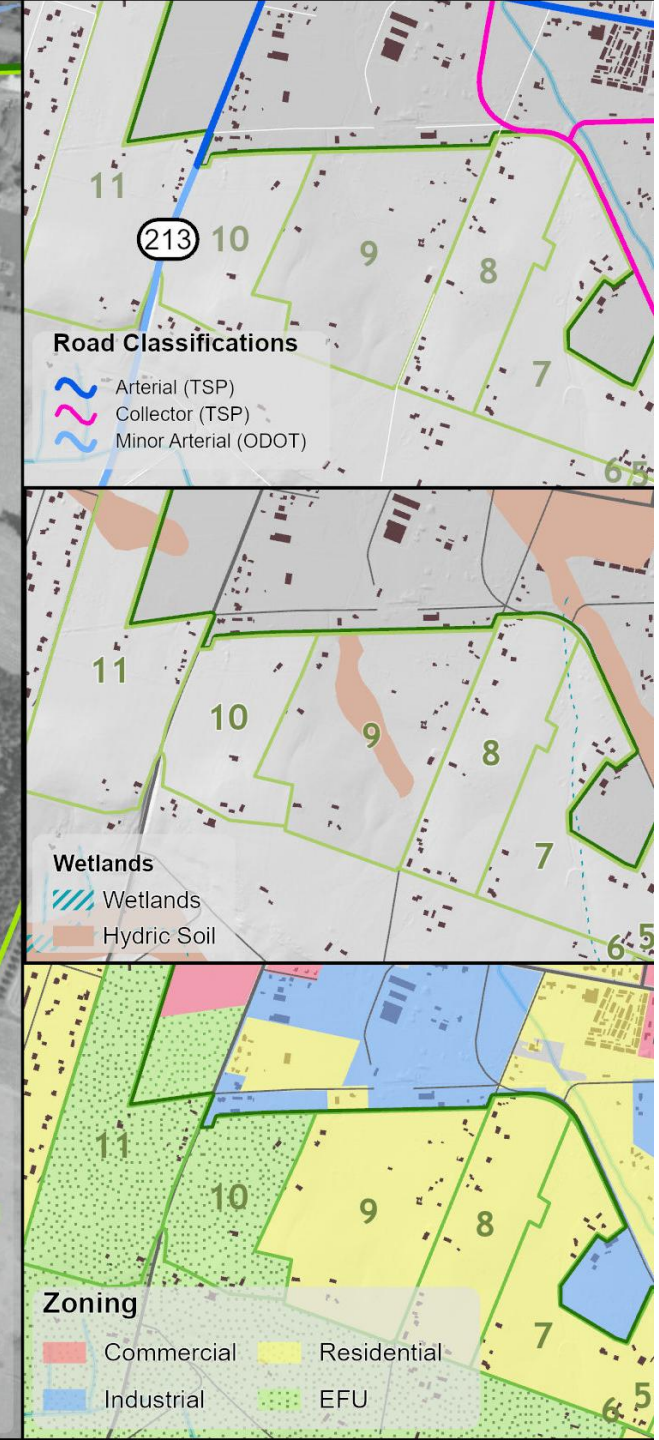












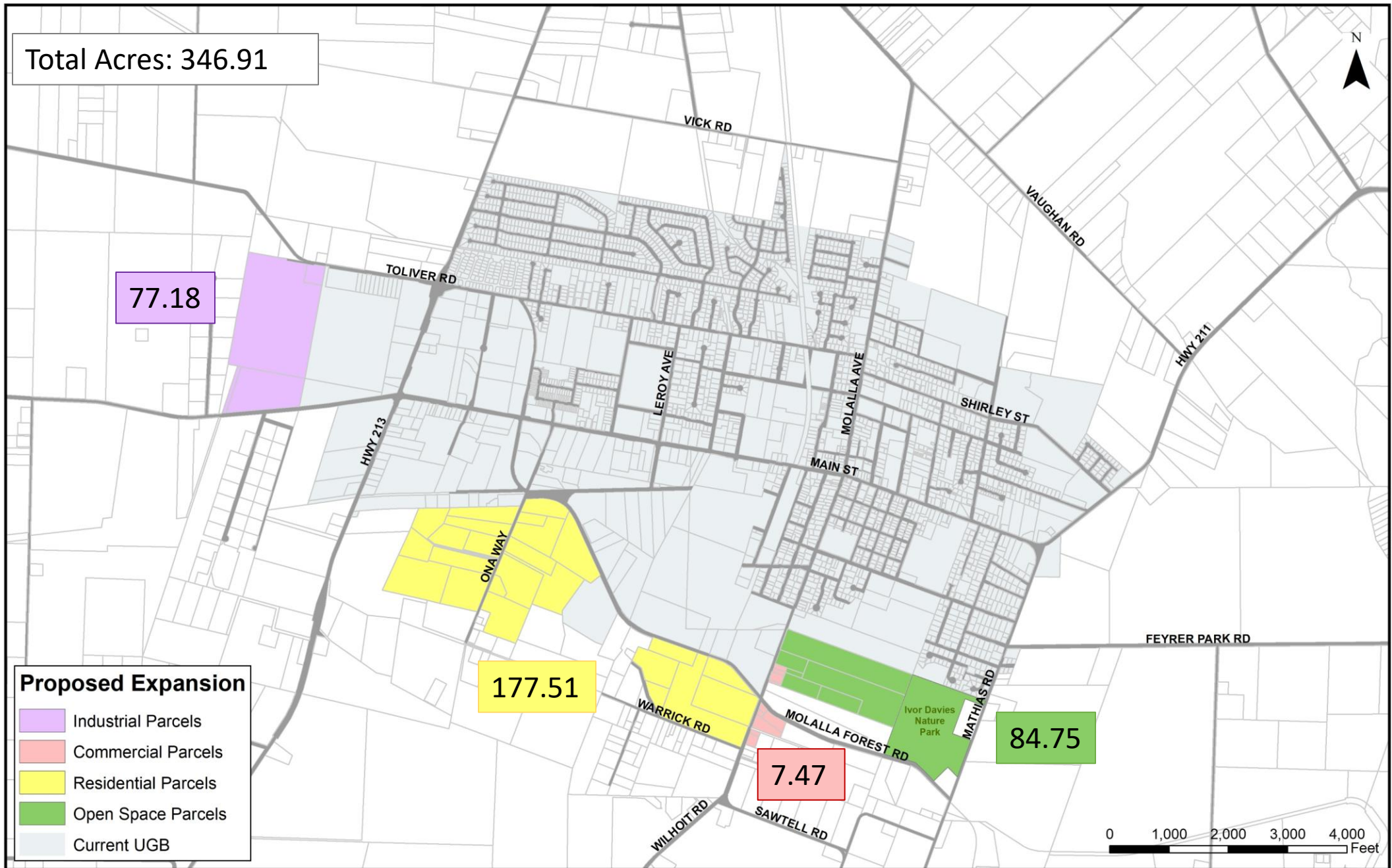
- Water Mains
- Storm Mains
- Sewer Mains
- Constraints
- Existing UGB
- Subareas

Zoning

- Commercial
- Industrial
- Residential
- EFU



Community Location Factors



Questions?



On the information in
the presentation?



On the UGB
background
documents?



On the state UGB
requirements?



On the UGB process or
timeline?



On the location factors
of parcels in the
proposed expansion?



Thank you!



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: General Business

October 14, 2026

From: Mac Corthell, Assistant City Manager
Approved by: Dan Huff, City Manager

SUBJECT: State of Oregon Dept. of Forestry (ODF) – Use of Water for Firefighting & Training

FISCAL IMPACT: Cost of unbilled water and uncharged System Development Charges

RECOMMENDATION: Provide policy direction to staff on ODF's use of City Water (outside their domestic service).

Staff recommends an intergovernmental agreement between the City and ODF subject to the following terms:

- Meter all water taken from the City System
 - except for use of non-metered city hydrants during mutual-aid activities inside the city limits or as impracticable during a bona-fide fire emergency that eminently threatens the City of Molalla as determined by the City Manager in consultation with the Chief of the Molalla Fire District
- Pay the bulk water rate for all water taken from the City System outside of ODF's domestic water service(s)
 - except for mutual-aid activities inside the city limits or during a bona-fide fire emergency that eminently threatens the City of Molalla as determined by the City Manager in consultation with the Chief of the Molalla Fire District

BACKGROUND: For the past several years the State of Oregon Department of Forestry (ODF) has been using City of Molalla water for at least some of its firefighting and training operations. This water is taken from a City hydrant, is not metered, and is not billed.

According to ODF's website, their fire protection program protects 16 million acres of forest that:

"Consist of privately owned forests as well as some public lands, including state-owned forests and, by contract, US Bureau of Land Management forests in western Oregon."

"Most of the lands protected by the agency are working forests that produce revenue and support jobs. It is crucial to prevent fire damage to the timber resource that is an essential element of Oregon's economy. This aggressive approach to firefighting also safeguards ecosystem values such as fish and wildlife habitats."

ODF has provided mutual aid for firefighting operations within the City of Molalla on occasion.

City Staff and ODF Staff attempted to locate an agreement for ODF's unbilled use of City water, but nothing was located. The City Manager discussed this issue with the local ODF Manager who was under the impression that an agreement for the activity existed.

The Molalla Municipal Code Section 13.04.030(B) states the following:

"No person shall connect to any main or service of the system or interfere with the operation of any of the facilities whatsoever, or turn on any meter or service, or operate any valves or fire hydrants; provided, however, that members of **regularly constituted fire departments** shall be permitted to connect to and use fire hydrants for the express purpose of fighting fire, testing and use consistent therewith." (Ord. 1976-3).

Typically, the term "**regularly constituted fire department**" refers only to a municipal fire department or fire district, like the Molalla Fire District.

The reason for the distinction is that local fire departments and districts are required to provide a slew of services to the municipality including, but not limited to:

- Firefighting services
- Medical emergency services
- Public education
- Fire Code review of development applications
- Fire Code compliance in the built environment

Alternatively, ODF is a state agency that receives statewide funding to provide their services to Forest lands outside the City limits. This distinction only blurs during an active fire emergency like a major wildfire encroaching on city limits, or during mutual aid operations.

This blurred area is what makes this issue a policy question for the City Council.

Some important concepts to note during decision making are:

- The water being used is not metered, so it is attributed inappropriately to water loss.

Concepts	City of Molalla	Forest Lands Outside the City of Molalla under ODF Jurisdiction
Receive the primary benefit of ODF's Operations	No	Yes
Receive the fire protection benefits of Molalla's Water System	Yes	Yes
Pay State Taxes that help fund ODF	Yes	Yes
Pay water rates that support Molalla's Water System	Yes	No
Pay SDC's (during development) that support Molalla's Water System	Yes	No