



City of Molalla
Planning Commission - Regular Meeting Minutes
February 4, 2026
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Planning Commission Meeting of February 4, 2026, was called to order by Chairman Doug Eaglebear at 6:36 pm.

COMMISSIONER ATTENDANCE

Present: Commissioner Chair Doug Eaglebear, Commissioner Clint Ancell, Commissioner Martin Ornelas, Commissioner David Potts, Commissioner Brady Rickey.

Absent: Commissioner Connie Sharp

STAFF IN ATTENDANCE

Present: Community Development Technician, Jessica Wirth, Planning Manager, Dan Zinder, and Associate Planner, Claressa Davis.

Absent: Assistant City Manager, Mac Corthell

CONSENT AGENDA

A. Planning Commission Meeting Minutes – January 7, 2026

ACTION:

Commissioner Ancell moved to approve the Consent Agenda for January 7, 2026 Meeting Minutes; Commissioner Rickey seconded. **Motion passed 5-0**

AYES: Ancell, Ornelas, Potts, Rickey, Eaglebear.

NAYS: None.

ABSENTIONS: None.

PUBLIC COMMENT

None.

GENERAL BUSINESS:

A. Hezzie Lane Right-of-Way Vacation Recommendation

Associate Planner Davis presented a staff report and requested Planning Commission recommendation to City Council regarding a proposed right-of-way vacation for Hezzie Lane further sharing the right-of-way in question is a strip of land adjacent to Molalla Middle School that currently separates the school from its athletic fields.

ACTION:

Commissioner Ancell motioned to recommend City Council vacate Hezzie Lane right-of-way; Commissioner Potts seconded.

Motion passed 5-0

AYES: Ancell, Ornelas, Potts, Rickey, Eaglebear.

NAYS: None.

ABSENTIONS: None.

B. Housing Needs Analysis (HNA) Update

Planning Manager Zinder, shared the City had used 2022 population data for its HNA adopted in 2023, however, newer forecasts projected roughly 2,000 fewer residents over the 20-year planning period. The City Council decided to continue with the existing HNA rather than start a new one, primarily because doing so would require additional grant funding that isn't guaranteed, added staff work, and would delay the Urban Growth Boundary (UGB) expansion from late 2026 to as far out as 2028-2029. The City will instead proceed with readopting the Housing Production Strategy in February, use an existing \$115,000 DLCD grant to update Goal 14 Analysis, and move forward with the UGB amendment.

C. Planning Commission Vacancy Discussion

Community Development Technician Wirth, shared interest by Commission into opening up Planning Commission seats to out-of-town residents. Chariman Eaglebear read aloud portion of the Molalla Municipal Code provisions regarding Planning Commission residency requirements. Commission shared interest in a non-voting student seat. Direction was provided to staff to continue recruitment efforts.

STAFF COMMUNICATION

None.

COMMISSION COMMUNICATION

Chairman Eaglebear gave an update on what he can see of the start of construction with the Molalla Middle School.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 6:56pm.

For the complete video account of the Planning Commission Meeting, please visit the
City of Molalla official YouTube page
[City of Molalla | Oregon – February 04, 2026](#)




Doug Eaglebear, Planning Commission Chair

Prepared By:

Attest:



Crystal Robles, Deputy City Recorder



Mac Corthell, Assistant City Manager