



City of Molalla
Planning Commission – Regular Meeting
Minutes – July 1, 2026
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Planning Commission Meeting for July 1, 2026 was called to order by Chair Eaglebear at 6:30 pm.

COUNCIL ATTENDANCE

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

STAFF IN ATTENDANCE

Planning Manager, Dan Zinder; Associate Planner, Claressa Davis; City Recorder, Christie Teets.

APPROVAL OF AGENDA

As presented.

CONSENT AGENDA

A. Planning Commission Meeting Minutes - June 3, 2026

ACTION:

Commissioner Ancell made a motion to approve June 3, 2026 Minutes; Commissioner Potts seconded. Motion passed 5-0.

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

NAYS: None.

ABSTENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

PUBLIC COMMENT

None.

PUBLIC HEARING

A. New Storage Facility for Molalla Rural Fire District (SDR03-2026 & VAR02-2026)

Chair Eaglebear opened the quasi-judicial public hearing for consolidated applications SDR-3-2026 (Site Design Review) and V-02-2026 (Variance) regarding a proposed storage facility at 320 N. Molalla Avenue. Chair reviewed the hearing procedures, including the order of presentations, public testimony process, and commission deliberation procedures. Required quasi-judicial disclosures were requested, and no commissioners reported conflicts of interest, ex parte contacts, or bias. No audience challenges were made. The applicable approval criteria and appeal requirements under the Molalla Municipal Code and Oregon land use law were entered into the record. The Chair then formally opened the public hearing at 6:38 p.m.

Associate Planner Clarissa Davis presented the staff report for consolidated applications SDR-03-2026 and V-02-2026, officially submitting the staff report and exhibits into the record. Staff reviewed the proposal for a new storage facility and associated variance request, summarized the site location, application history, public notice, applicable review criteria, project design, transportation analysis, and recommended conditions of approval. Staff reported that no public comments had been received and concluded that the applications met the applicable approval criteria. Staff recommended approval of SDR-03-2026 and V-02-2026 subject to the conditions outlined in the staff report.

PUBLIC COMMENT:

Chair confirmed no written public testimony had been received and invited the applicant to present the application.

Representatives from McKenzie presented the proposal for the new storage facility, providing an overview of the project, site plan, building design, requested variance, and proposed design features. The applicant stated the project met the applicable site design review and variance criteria, concurred with the staff report and recommended conditions of approval.

Greg Hart, Molalla: provided public testimony expressing questions regarding the proposed stormwater pond, potential flooding, construction impacts, and the location of the proposed improvements relative to his property. The applicant's civil engineer responded that the stormwater facility is designed to collect runoff from the new impervious surfaces and discharge it into the public storm system, minimizing impacts to neighboring properties. The applicant clarified the location of the proposed building and construction activities using the site plan.

ACTION:

Commissioner Ancell made a motion to approve new Storage Facility for Molalla Rural Fire District (SDR03-2026 & VAR02-2026); Commissioner Ricky seconded. Motion passed 5-0.

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

NAYS: None.

ABSTENTIONS: None.

GENERAL BUSINESS:

A. Zone Change from Light Industrial (M-1) to Public/Semi-Public (PSP) for Taxlot 52E07A 00711

Associate Planner Clarissa Davis presented the staff report for the proposed Comprehensive Plan Map and Zoning Map amendment to rezone a recently acquired City-owned property from Light Industrial to Public and Semi-Public. Staff reviewed the property's location, applicable approval criteria, consistency with the City's Parks, Recreation and Trail System Plan, and the proposed zone change. Staff stated the amendment would more accurately reflect the property's intended public use, improve land inventory accuracy, and support future park and trail development. Staff recommended that the Planning Commission forward a recommendation of approval to the City Council.

Planning Commission reached approval consensus and recommended the Zone Change be forward for Council approval.

B. Planning Commission Start Time

City Recorder, Christie Teets presented a staff report regarding a potential change to the Planning Commission's regular meeting start time from 6:30 p.m. to 6:00 p.m. to align with City Council meetings. Commissioners discussed the proposal, including potential scheduling conflicts, maintaining commission membership and quorum, and the benefit of obtaining input from absent commissioners. By consensus, the Commission agreed to continue the discussion and defer consideration of the meeting time change to the August meeting.

STAFF COMMUNICATION

- **Associate Planner Davis:** introduced summer intern Brandon and reported that he is assisting with digitizing City records, organizing stormwater pond documentation, and improving records management to enhance staff efficiency and public access to property records. The Planning Commission welcomed the introduction.
- **Planning Manager Zinder:** requested informal feedback from the Planning Commission regarding potential amendments to the City's poultry regulations, including establishing a limit on the number of poultry allowed within City limits, prohibiting roosters, and considering possible exceptions for schools or other uses. Commissioners discussed potential limits, enforcement considerations, nuisance impacts, and consistency with regulations in neighboring jurisdictions. No formal action was taken. Mr. Zinder provided Urban Growth Boundary (UGB) Update amendment process, including the completion of the Goal 14 secondary analysis, utility cost comparisons for potential expansion areas, and upcoming coordination with consultants, advisory committees, and public outreach. He reported a draft amendment is anticipated for Planning Commission review in September before consideration by the City Council. No action was taken.
- **City Recorder Teets:** no report.

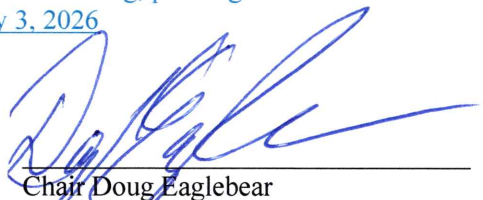
COMMISSION COMMUNICATION

- **Commissioner Ricky:** no report.
- **Commissioner Potts:** no report.
- **Commissioner Ancell:** no report.
- **Commissioner Ornelas:** no report.
- **Commission Chair Eaglebear:** provided community updates, noting rodeo and parade activities, and reported on the progress of the new middle school construction, including building framing, utility work, curb and sidewalk installation, and anticipated road impacts along Leroy Avenue.

[For the complete video account of the Planning Commission Meeting, please go to YouTube
City of Molalla | Oregon – July 3, 2026](#)

ADJOURN

Chair Eaglebear adjourned the meeting at 7:31 PM.



Chair Doug Eaglebear

PREPARED BY:



Crystal Robles, Deputy City Recorder

ATTEST:



Christie Teets, CMC - City Recorder