



City of Molalla  
Planning Commission - Regular Meeting Minutes  
January 07, 2025  
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

**CALL TO ORDER**

The Molalla Planning Commission Meeting of January 07, 2025 was called to order by Commission Chair Doug Eaglebear at 6:31 pm.

Assistant City Manager, Mac Corthell clarified to the Chair and viewers that the date is January 7, 2025.

Commissioner Potts added that the Agenda says Wednesday and today is Tuesday.

Mr. Corthell stated that the Commission can make a motion to ammend the agenda to show Tuesday.

**ACTION:**

Commissioner Potts moved to ammend the Agenda to read Tuesday, January 7, 2025; Commissioner Sharp seconded.

AYES: Commissioner Sharp, Commissioner Ancell, Commissioner Ornelas, Commissioner Potts, Commissioner Rickey, Chair Eaglebear.

NAYS: None.

ABSENTIONS: None.

Motion passed 6-0.

**COMMISSIONER ATTENDANCE**

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

**STAFF IN ATTENDANCE**

Present: Assistant City Manager, Mac Corthell, Community Development Technician, Jessica Wirth, Senior Planner, Dan Zinder, and Engineering Section Manager, Sam Miller

**GUEST IN ATTENDANCE**

Planning Consultant Colin McArthur, Planning Consultant Alli Langley

**CONSENT AGENDA**

A. Planning Commission Meeting Minutes – December 4, 2024

**ACTION:**

Commissioner Ornelas moved to approve the Consent Agenda for December 4, 2024 Meeting Minutes; Commissioner Sharp seconded.

AYES: Commissioner Sharp, Commissioner Ancell, Commissioner Ornelas, Commissioner Potts, Commissioner Rickey, Chair Eaglebear.

NAYS: None.

ABSENTIONS: None.

Motion passed 6-0.

**PRESENTATIONS, PROCLAMATIONS, CEREMONIES**

None.

**PUBLIC COMMENT**

None.

**PUBLIC HEARINGS**

A. Draft Parks Master Plan.

The Commission Chair opened Public Hearing at 6:36pm and asked Senior Planner Dan Zinder for Staff Report.

**Senior Planner Zinder** presented the staff report for the Draft Parks Master Plan, introducing the Planning Consultants from Cameron McCarthy to give the presentation on the draft master plan.

**Planning Consultant, Alli Langley** presented the Draft Parks Master Plan with emphasis on the changes they have made since the last joint meeting with City Council and Planning Commission. Mrs. Langley focused on the priority projects and the cost estimates including the community input for the parks. Mrs. Langley started with showing the revised recommendations for the mini parks, Odd Fellows and Rotary Park, based on the community and staff input.

**Commissioner Sharp** commented that she had missed the last meeting and wanted to clarify the projects for Odd Fellows park, and note that she doesn't want to see improvements going into that park with the state of the park currently. Commissioner Sharp stated that someone ought to address or change the plans for the park and remove opportunities.

**Assistant City Manager, Mac Corthell** advised Mrs. Sharp that it is a decision for the City Council with recommendation from Planning Commission, reiterating that this isn't something that staff determines. Mr. Corthell stated if there was something about the draft plan a commissioner wanted to modify to make a modification to the plan when motioning to adopt or amend during deliberations. Mr. Corthell suggested the commissioners make note of their desired modifications so at the time of deliberation they could vote on who agrees on the modifications, thus making the final motion with said modifications.

**Mrs Langley** stated that the plan looks at high, medium and low priority projects for a span of 20 years. High priority projects being within the next 5 years, medium priority be 10 years out from now and the low priority to be the remaining of the 20 years and it's likely that the plan would get revised within those last 10 years.

#### **PUBLIC COMMENT**

Written Comment: Three public comments were received in writing and are attached to this report.

In-Person Comment: One in-person comment was provided; a summary is attached to this report.

**Mr. Corthell** mentioned that it's probably best practice to get the capital plan to reflect what the community wants on the front end. Consensus between commissioners on; Odd Fellows removing the opportunities, maintain Rotary Park the same, keeping the opportunity of the flower bed removal at Fox Park around the gazebo, recommendation for the sun shade at Long Park be specified to a sun shade.

Planning Consultant, Colin McArthur reiterated that the opportunities or considerations in question are just are in the inventory, the back of the plan, not a recommendation or a project.

#### **ACTION:**

Commissioner Rickey motioned to move the priority of the skate park from medium to high; Commissioner Ornelas seconded.

AYES: Commissioner Sharp, Commissioner Ornelas, Commissioner Rickey.

NAYS: Commissioner Ancell, Chair Eaglebear, Commissioner Potts.

ABSENTIONS: None.

Motion did not pass 3-3-0.

Mr. Corthell got consensus with Commissioners that the restroom opportunity at Ivor Davies should be a temporary restroom, and adding the formation of a dog park association to take care of the dog park opportunity.

#### **ACTION:**

Commissioner Sharp made a motion to recommend the draft Parks Master Plan be taken to Molalla City Council for Final Approval with modifications listed; Commissioner Ornelas seconded. Motion passed 6-0-0.

AYES: Commissioner Sharp, Commissioner Ornelas, Commissioner Rickey, Chair Eaglebear, Commissioner Potts, Commissioner Rickey.

NAYS: None.

ABSENTIONS: None.

Motion passed 6-0.

## GENERAL BUSINESS

**Senior Planner Dan Zinder** updated the commissioners on the Employment Opportunity Analysis. The EOA did not change the land need, and with the need for larger sites the city is looking to swap out some commercial/industrial lands to make more sense of Molalla's needs.

## STAFF COMMUNICATION

- **Engineering Section Manager Sam Miller**, nothing to report.
- **Assistant City Manager Mac Corthell** shared that the new Waste Water Treatment Plant construction has begun, groundbreaking soon. Water Treatment Plant intake was awarded to TetraTech is moving along.
- **Community Development Technician Jessica Wirth**, reminded everyone we are switching platforms and to update their alerts subscriptions with the city which can be found on the current.
- **Senior Planner Dan Zinder** nothing to report.

## COMMISSION COMMUNICATION

- **Commissioner Ancell** nothing to report.
- **Commissioner Rickey** asked about appointing a new chair.
- **Commissioner Sharp** nothing to report.
- **Commissioner Ornelas** nothing to report.
- **Commissioner Potts** nothing to report.
- **Chair Eaglebear** noted that the Middle School design board has a meeting on 2/11.

## ADJOURNMENT

Chair Eaglebear adjourned the meeting at 8:09pm.


## **PLANNING COMMISSION MEETINGS CAN BE VIEWED IN ITS ENTIRETY ON YOUTUBE "MOLALLA PLANNING COMMISSION – JANUARY 7, 2025"**

  
\_\_\_\_\_  
Doug Eaglebear, Planning Commission Chair

2/5/25  
\_\_\_\_\_  
Date

Submitted by:   
\_\_\_\_\_  
Jessica Wirth, Community Development Technician

2/5/25  
\_\_\_\_\_  
Date

Attest:   
\_\_\_\_\_  
Mac Corthell, Assistant City Manager

2/5/25  
\_\_\_\_\_  
Date

### Meeting Minute Attachments:

Mr. Zinder's presentation: draft Parks Master Plan  
Mr Zinder's Economic Opportunities Analysis 2024  
Public Comments – PC Meeting – January 7, 2025