



**CITY OF MOLALLA
CITY COUNCIL REGULAR MEETING
AGENDA**

Civic Center | 315 Kennel Avenue
Wednesday, May 14, 2025 | 7:00 PM

NOTICE: City Council will hold this meeting in-person and through video Live-Streaming on the City's Facebook Page and 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.

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1. CALL TO ORDER AND FLAG SALUTE

2. ROLL CALL

3. CONSENT AGENDA

- A. [Work Session Meeting Minutes - April 23, 2025](#)
- B. [City Council Meeting Minutes - April 23, 2025](#)
- C. [Resolution No. 2025-06: Adopting a Cancellation Policy for City Councilors Attending City Events](#)

4. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. [NAMI Clackamas County - Mental Health Department](#)
- B. [Oregon Association of Water Utilities \(Kelly\)](#)
- C. [Police Facility Construction Update \(Huff/Dodson\)](#)

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.)

- A. [Urban Growth Boundary Comment Submission - Corwin DiMeo-Ediger](#)

6. PUBLIC HEARINGS

7. ORDINANCES AND RESOLUTIONS

8. GENERAL BUSINESS

- A. [Urban Growth Boundary Presentation and Discussion \(Corthell/Zinder\)](#)

9. STAFF COMMUNICATION

10. COUNCIL COMMUNICATION

11. 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

Staff Report

Agenda Category: CONSENT AGENDA

Agenda Date: Wednesday, May 14, 2025

Submitted by: Christie Teets, City Recorder

Approved by: Dan Huff, City Manager

SUBJECT: Work Session Meeting Minutes - April 23, 2025

ATTACHMENTS:

[04.23.25 Work Session Minutes.FINAL.pdf](#)



City of Molalla
City Council – Work Session Meeting
Minutes – April 23, 2025
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Work Session of April 23, 2025 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 RaeLynn Botsford, Councilor Doug Gilmer, Councilor Martin Bartholomew.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Assistant City Manager; Christie Teets, City Recorder; and Jamie Viverios, Associate Planner.

DISCUSSION ITEMS:

A. DRAFT Ordinance No. 2025-04: Amending Molalla Municipal Code, Section 17 – 3.6.030 Public Use Areas

Associate Planner Viveiros opened the discussion regarding draft ordinance language for Parkland Dedication and Fee-in-Lieu. This item was previously presented to the Planning Commission on March 5th and to the City Council on March 19th; the goal was to finalize the language and potentially take this ordinance to City Council for a First Reading and Public Hearing on May 28th. This ordinance implements Policy 2.2 of the 2014 Comprehensive Plan and aligns with the updated Parks, Recreation, and Trail System Plan adopted in February 2025, which sets a new Parkland Dedication standard of seven-acres per 1,000 City Residents.

The ordinance would update Molalla Municipal Code Section 17-3.6.030, Public Use Areas, with detailed standards for residential subdivisions, master-planned communities, and multifamily developments, including calculation methods for required parkland based on persons per dwelling unit. Draft Ordinance No. 2025-04, also includes provisions for dedication procedures, minimum Parkland standards, and a Fee-in-Lieu alternative when dedication is not feasible. Planner Viverios also shared an email summary from the Department of Land Conservation and Development (DLCD), specifically around duplex calculations, and staff is awaiting final DLCD guidance and response by May 7th. The Fee-in-Lieu amount would be set by City Council resolution and based on Real Market Value (RMV) data provided by the Clackamas County Tax Assessor. Overall, the ordinance seeks to align Molalla's Development Code with current park planning standards to ensure adequate parks and open space for future growth.

Assistant City Manager Corthell added to discussion sharing the House Bill 2001 required cities to allow duplexes on any lot where single-family homes are permitted. In response, Molalla's Municipal Code treats duplexes the same as single-family residences. Therefore, suggestion to the DLCD regarding duplexes for Parkland Dedication calculations aligns with the City's existing approach and helps maintain consistency throughout the Code in compliance with state law.

For the complete video account of the Work Session, please visit City's Official [YouTube Page](#).

[“Molalla City Council Meetings – April 23, 2025”](#)

Scott Keyser, Mayor

PREPARED BY:

ATTEST:

Crystal Robles, Records Specialist

Christie Teets, CMC, City Recorder



CITY OF MOLALLA

Staff Report

Agenda Category: CONSENT AGENDA

Agenda Date: Wednesday, May 14, 2025

Submitted by: Christie Teets, City Recorder

Approved by: Dan Huff, City Manager

SUBJECT: City Council Meeting Minutes - April 23, 2025

ATTACHMENTS:

[04.23.25 CC Meeting Minutes.final.pdf](#)

[4-21-25 Public Comment.K Adams.pdf](#)

[4-22-25 Public Comment.S Quier.pdf](#)

[Comments on UGB expansion meeting.M.Simmons.pdf](#)

[Soil assessment for UGB Simmons parcel Vick Road.M.Simmonspdf](#)

[Public Comment to SK regarding Sidewalk](#)

[Parks CPC meeting notes - E. Vermillion.pdf](#)

[2025 Q1 Community Development Report-V3.pdf](#)



City of Molalla
City Council - Regular Meeting
Minutes – April 23, 2025
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Meeting of April 23, 2025 was called to order by Mayor Scott Keyser at 7:00 pm.

COUNCIL ATTENDANCE

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

STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Assistant City Manager; Christie Teets, City Recorder; Cindy Chauran, Finance Director; and Sam Miller, Engineering Section Manager

APPROVAL OF AGENDA

Approved as presented.

CONSENT AGENDA

- A. City Council Meeting Minutes - March 19, 2025
- B. City Council Meeting Minutes - March 26, 2025
- C. City Council Meeting Minutes - April 9, 2025
- D. New OLCC License - Molalla Petroleum, LLC.
- E. New OLCC Liquor License - Cache Liquidation, Location Change
- F. Library Board Application and Serial Communication
- G. Contract Award - Lola Avenue Sewer and Water Line Replacement

ACTION:

Council President Vermillion made a motion to approve the Consent Agenda as presented; Councilor Shankle seconded. Motion passed 7-0.

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

NAYS: None.

ABSENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. Planning Commission Appointment - Kristy Hodgkinson

ACTION:

Councilor Childress made a motion to approve and appoint Kristy Hodgkinson to the Planning Commission; Councilor Botsford seconded. Motion passed 7-0.

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

NAYS: None.

ABSENTIONS: None.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

- A. Ordinance No. 2025-06: Amending Language in the Molalla Municipal Code, Chapter 10.70: Towing and Disposition of Vehicles

Mayor Scott Keyser opened the Amending Language in Molalla Municipal Code, Chapter 10.70, Public Hearing at 7:08pm; no present Council Members acknowledged potential conflicts of interest.

City Manager Dan Huff presented a staff report recommending updates to City Code language for clarity and consistency. Mr. Huff proposed replacing outdated and/or nonexistent position titles, such as "Tow Hearings Officer" and "Public Works Director," with titles "City Manager or designee" to allow flexibility in assigning responsibilities.

(For a complete account of the discussion, please refer to the YouTube video recording from minutes 01:15:44 to 01:17:19)

PUBLIC COMMENT

None.

Mayor Keyser closed Public Hearing for Ordinance No. 2025-06: Amending Language in MMC, Chapter 10.70, at 7:09pm

ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2025-06: Amending Language in the Molalla Municipal Code, Chapter 10.70: Towing and Disposition of Vehicles

City Manager Dan Huff, stated that he had no further comments; Mayor Keyser acknowledged a Public Hearing had been held and invited a motion to hold the First Reading of Ordinance No. 2025-06.

ACTION:

Councilor Botsford made a motion to approve First Reading for Ordinance No. 2025-06: Amending Language in the Molalla Municipal Code, Chapter 10.70: Towing and Disposition of Vehicles; Council President Vermillion seconded. Motion passed 7-0.

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

NAYS: None.

ABSENTIONS: None.

Following a unanimous vote, Mayor Keyser called for a motion to conduct the Second Reading and adoption of Ordinance No. 2025-06.

ACTION:

Councilor Childress made a motion to hold Second Reading and Adoption of Ordinance No. 2025-06: Amending Language in the Molalla Municipal Code, Chapter 10.70: Towing and Disposition of Vehicles; Council President Vermillion seconded. Motion passed 7-0.

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

NAYS: None.

ABSENTIONS: None.

B. Resolution No. 2025-02: Authorizing a Contingency Transfer in the Street Fund

Finance Director Chauran explained the City of Molalla had previously placed \$601,398 in State Fund Exchange money into the Street Contingency Fund, as it was not expected to be used at the time; however, with additional funds received this year, Resolution No. 2025-02 seeks authorization to transfer those funds back into the Project Fund for use.

ACTION:

Council President Eric Vermillion moved to approve Resolution 2025-02: Authorizing a Contingency Transfer in the Street Fund; Councilor Shankle seconded. Motion passed 7-0.

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

NAYS: None.

ABSENTIONS: None.

C. Resolution No. 2025-04: Authorizing a Contingency Transfer in the Sewer Fund (Chauran)

Finance Director Chauran recommended transferring money from the Contingency Fund to the Sewer Debt Fund to cover the costs of the Wastewater Treatment Plant Upgrade project (its own fund) that is being funded by the Clean Water State Revolving Fund and the USDA. The USDA reimbursement is expected to take longer than anticipated, therefore staff is requesting to use money from the Contingency Fund as an upfront “float” funding, as not to delay the project.

Assistant City Manager Corthell further explained that the Contingency Transfer to the Sewer Fund serves a dual purpose: it fulfills required debt reserve obligations for existing loan agreements and also acts as a financial stopgap, allowing the City to promptly pay contractors while awaiting reimbursement from funding agencies such as USDA and the State Revolving Fund, which can take 30 to 45 days.

ACTION:

Councilor Gilmer moved to approve to approve Resolution No. 2025-04, Authorizing a Contingency Transfer in the Sewer Fund; Council President Vermillion seconded. Motion passed 7-0.

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

NAYS: None.

ABSENTIONS: None.

D. Resolution No. 2025-06: Adopting the League of Oregon Cities Conference Cancellation Policy

City Manager Huff provided report addressing reimbursement procedures for costs incurred by the City when Council Members are unable to attend pre-paid events such as League of Oregon Cities (LOC) conferences, trainings, or City-sponsored functions. The policy would formalize practices that have been informally discussed for years, including adherence to cancellation policies, and outlines if the City is unable to recover expenses due to an absentee, the cost may be reimbursed by the Council Member through stipend deduction or direct payment.

Mayor Keyser proposed an amendment to the Resolution, suggesting the language be broadened to apply to *any* conference or event paid for by the City, rather than specifically referencing the League of Oregon Cities (LOC).

ACTION:

Mayor Keyser made a motion with amendments to Resolution No. 2025-06: Adopting the League of Oregon Cities Cancellation Policy; Councilor Shankle seconded. Motion passed 7-0.

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

NAYS: None.

ABSENTIONS: None.

The amendments made by Mayor and Council require City staff to present amended Resolution 2025-06 back to the Council for approval, following review by City Manager and City Recorder, as the content and title of Resolution were modified. This item will be presented to City Council on May 14, 2025.

GENERAL BUSINESS

A. Installation of EV Pole Chargers - City and PGE Collaboration

Section Engineering Manager Mr. Miller presented a proposal from Portland General Electric (PGE) to install Electric Vehicle (EV) chargers within the City limits at no cost to the City. PGE would fully fund, install, and maintain the chargers, including any necessary upgrades such as ADA compliance, striping, and other site improvements, one-time offer.

Mr. Corthell emphasized PGE has clearly outlined their installation process, which included steps such as site selection, site approval, permitting, public outreach, installation, and follow-up outreach. Importantly, the proposal acknowledges the City's authority in determining acceptable locations for EV charger placement; retaining right to approve or reject proposed sites, ensuring municipal collaboration throughout the process.

PUBLIC COMMENT

Connie Sharp, owner of Pepco Designs, a downtown property at 109 S. Molalla Avenue, expressed concern about the potential placement of an EV charging station on the, already limited, business street.

Assistant City Manager Corthell provided clarification and confirmed discussion is not a resolution, noting conversation is permissible prior to a motion.

Following an extensive and thorough discussion regarding the proposed installation of Electric Vehicle (EV) charging stations, which included concerns, differences in opinions, and opposition, Mayor Keyser called a Point-of-Order; no Council member motioned and a consensus was not reached, the proposal for EV charging stations did not advance.

B. City Manager Contract Renewal

Mayor Keyser shared during the March 26th Executive Session, the City Council met with City Manager Huff for his Annual Review and Performance Evaluation. City Attorney, Chad Jacobs, advised the Council consider the proposed renewal agreement for City Manager Huff's contract. The City Attorney's Office recommended that if the Council wished to retain City Manager Huff's services, adoption would be required authorizing the Mayor to sign the renewal agreement on behalf of the City Council.

ACTION:

Councilor Botsford made a motion to approve a new two-year agreement with City Manager Dan Huff; Councilor Bartholomew seconded. Motion passed 7-0.

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

NAYS: None.
ABSENTIONS: None.

C. Antfarm - Strengthening Our Roots: A Community Event

Mayor Keyser announced AntFarm's fundraising event will take place on May 17th and noted both tickets and full table registrations were available. Mayor highlighted AntFarm's significant contributions to the community and encouraged Council to attend the event.

ACTION:

Councilor Childress motioned the City of Molalla purchase a \$400.00 table sponsorship for the AntFarm's Strengthening our Roots Community Event and Fundraiser; Council President Vermillion seconded. Motion passed 7-0

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

NAYS: None.

ABSENTIONS: None.

D. ODOT Proposed New Tax - Discussion

Mayor Keyser shared Clackamas County proposed ODOT Tax increases, sharing proposed tax increases such as: a 50% increase on Gas Tax with automatic inflation adjustments, a new 3% Tire Tax, a 60% Increase in Car Sales Tax, a \$66 increase on car registration fees, a \$90 increase on car title fees, an 80% increase on payroll tax, a 16.9% increase on weight mile tax affecting semi-trucks. Mayor drafted a letter opposing increases and requested Council's approval to send letter to Clackamas County, State Legislators, and the League of Oregon Cities (LOC), as LOC is supporting the proposed increases and providing guidance to municipalities on how to present increases to voters.

ACTION:

Councilor Shankle moved to have Mayor Keyser sign the Letter to ODOT on behalf of the City Council; Council President Vermillion seconded. Motion passed 7-0.

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

NAYS: None.

ABSENTIONS: None.

STAFF COMMUNICATION

- **Finance Director Chauran:** reported budget preparation is progressing well, with hard copies completed and electronic copies currently in process. Director Chauran noted that the banking services transition was proceeding smoothly. In response to Mayor's inquiry regarding budget document availability, Director Chauran confirmed hard copies would be distributed to Council members the Wednesday before the Budget Meeting.
- **City Recorder Teets:** No Report
- **Assistant City Manager Corthell:** presented the Quarterly Community Development Report, noting the Wastewater Treatment Plant project continues on schedule, the groundbreaking ceremony for Chief Yelkus Park, and the well-attended Urban Growth Boundary Town Hall Meeting, which drew over 100 residents. Mr. Corthell mentioned a survey on the Urban Growth Boundary is available online through multiple access points; and highlighted the Lola project represents the final Inflow and Infiltration (INI) project required under the Consent Decree, marking a significant milestone toward fulfilling the City's long-standing obligations.
- **City Manager Huff:** reported the pavilion in Clark Park, damaged during the ice storm, is being rebuilt with funding support from Molalla Communications Company (MCC) and additional funds raised by the Parks CPC to fill the gap. Road repairs were completed at the east end of Shirley Street; other updates included tree removal near the Buckaroo entrance and new paving on Heintz. The Police Station Project Report will be presented at the next meeting, though visible progress continues. When asked about dirt redistribution from Chief Yelkus Park, Assistant City Manager Corthell indicated sufficient dirt at Clark Park with alternate uses planned for any excess, including potentially creating a berm at Bolander Field.

The City Manager concluded by expressing appreciation for Council's approval of contract and gratitude for working with staff and Council noting everyone should remember Molalla is a great town!

COUNCIL COMMUNICATION

- **Councilor Bartholomew:** No Report
- **Councilor Gilmer:** No Report
- **Councilor Botsford:** shared the first official evening networking Chamber event at Holly's Home Place Farms, noting this "after hours" format differs from their typical morning networking meetings. Councilor also shared meetings with Lieutenant Call regarding parade logistics, highlighting the ongoing collaboration that has resulted in continuous improvements since relocating the parade from the high school to Blander Field.
- **Councilor Shankle:** reminded all the upcoming Spring Clean-Up and provided details of organizations in attendance and summary of items that may or may not be accepted.
- **Councilor Childress:** shared the meaningful experience attending the groundbreaking for Chief Yelkus Park and the efforts that honor Molalla's heritage becomes more rewarding; while provided appreciation to collaboration and partnerships that allow opportunities and significant moments possible.
- **Council President Vermillion:** shared the groundbreaking ceremony for Chief Yelkus Park was fun and meaningful, with strong community engagement, especially. Representatives from the Grand Ronde Tribe attended, including a descendant of the Molalla Tribe. The next Parks CPC meeting will be May 15th at 5:30 PM at City Hall. Meetings will move to local parks starting in June, beginning with Fox Park.
- **Mayor Scott Keyser:** thanked staff for their hard work, especially with Chief Yelkus event, which was described as a grand slam. Special thanks were given to cameramen Russ and Gordon for their contributions, and to Recorder Teets for preparing an excellent packet under pressure. Council was reminded about next week's LOC conference—encouraged to meet new people, sit separately, and take photos.

RECESS INTO EXECUTIVE SESSION

Mayor Keyser recessed the Council Meeting into Executive Session at 8:14p Held pursuant to Oregon Public Record Law, ORS 192.660(2): (e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

RECONVENED REGULAR SESSION

Mayor Keyser reconvened the Council Meeting at 8:50pm, no decisions were made during the Executive Session.

ADJOURN

Mayor Keyser adjourned the City Council meeting at 8:55pm.

For the complete video account of the City Council Meeting, please visit City's Official [YouTube Page](#).

["City of Molalla | Oregon – April 23, 2025"](#)

Scott Keyser, Mayor

PREPARED BY:

ATTEST:

Crystal Robles, Records Specialist

Christie Teets, CMC, City Recorder

Meeting Attachments:

- *Council Letter of Opposition to County and State Elected Officials, to any new taxes being proposed to support Oregon Department of Transportation (ODOT)*
- *Community Development Report 2025 Q1*

DRAFT

From: [kim adams](#)
To: [Christie Teets](#)
Subject: Concerns and Considerations regarding proposed charging station placement near Oddfellows Park
Date: Monday, April 21, 2025 12:29:54 PM

Dear City of Molalla,

I'm writing to share some thoughts and concerns regarding the potential placement of a new electric vehicle charging station through PGE near Oddfellows Park in downtown Molalla, specifically in relation to the use of an existing parking spot for its installation.

As a local resident and someone who values the growth and modernization of our community, However, I am concerned about the proposed location and its potential impact on local businesses. Downtown Molalla already struggles with limited parking availability, and taking away another spot—particularly one so close to the heart of town—could negatively affect customer access and the day-to-day operations of nearby businesses. In an area where every parking space matters, this change could discourage visitors and hurt business traffic.

Additionally, I'd like to raise a concern about the risk of damage or misuse of the charging station. The area near Oddfellows Park has, at times, experienced issues with a nearby homeless camp, and I worry that the equipment could become a target for vandalism or tampering. Moreover, with limited late-night activity in the park and some late-night foot traffic from surrounding businesses, there is a risk of the station being damaged or misused during off-hours.

I believe that the placement of a charging station is a positive step, but I urge the city to consider alternate locations that won't impact existing parking needs and will better ensure the security and long-term functionality of the equipment.

Thank you for your time and consideration. I would be happy to discuss this further or provide additional input

Sincerely, Kimberly Adams
The Spot Tavern ,Owner

From: [Sarah](#)
To: [Christie Teets](#)
Subject: 4/23/25 City council meeting/PGE
Date: Monday, April 21, 2025 11:39:39 PM

To whom it may concern,

Hi there, My name is Sarah Quier and I own Wildhorse Bar & Grill at 110 S. Molalla ave. It was brought to my attention that PGE is considering placing a vehicle charging station in front of my business. I understand that this will be brought up at the council meeting on Wednesday evening. I have to work so I will not be able to attend unfortunately, but I do have concerns about this. You have my permission to read this aloud during the meeting if needed.

My first issue is my customers as well as the other businesses customers on Molalla ave. Parking is extremely hard to come by as it already is. We hear constant complaints about this from everyone. Allot being that some of our customers are a bit older and not able to walk that far comfortably when they have to park a long distance away. Along with women alone having to walk at night. Most of the Bar employees are women. I do not feel taking up a much needed spot is fair to any of them.

The second issue is our deliveries. Several of us have multiple of them during the week. They all drive large semi trucks or large box trucks. The Spot Tavern across the street and I share the same distributors and where this charging station is planned is right where they park if they are lucky enough to get it.

The third issue is potential vandalism. The proposed placement is directly in front of the homeless camp at night. The city does a great job of making sure its cleaned up and cleared out every morning but as someone who walks through it at 3-4 am i can tell you it is not a good idea! The list of crazy things ive had to witness is long!

The fourth issue is that we have never had anyone complain that there is not a charging station here at this point in time or requested one. I do think we will need them, but I do not believe that directly downtown is the right place for it right now. I'm sure there is a better place for it.

Thank you so much for listening to my concerns.

Sincerely
Sarah Quier

From: [Mike Simmons](#)
To: [City Recorder](#); [bob jonas](#); [Community Planner](#)
Subject: comments on UGB expansion meeting
Date: Friday, April 25, 2025 1:12:01 PM
Attachments: [Outlook-ujmk5lmr.png](#)
[Soil assessment for UGB Simmons parcel Vick Road.pdf](#)

Hi Christie,

I am commenting on the designation of our property at 13258 S Vick Rd, the south corner of Vick Rd and Hwy 213 as prime farm land.

Please see the attached certified soil study noting significantly higher classifications of soil. This study has been submitted to the city repeatedly since it was first done in 2007, and reformatted by the original surveyor in 2023.

Clackamas County has listed the parcel listed as 60% class IIw, and only 12% class IVw soil by the original aerial survey while this on the ground survey corrects that to 58% class IIIw and higher, including 32% class IVw.

Class IV is not prime and a reading of the survey show nearly everthing is poorly drained.

Please add this to the meeting comments and forward to your contractor.

Table 1: PREVIOUS AND REVISED SOIL MAPPING UNITS							
Previous Map Symbol	Revised Map Symbol	Soil Series Name	Land Capability Classification	Previous Map*		Revised Map	
				Ac.	-%-	Ac.	-%-
1A	Al	Aloha	IIw	38	60	27	42
21	Co	Concord	IIIw	0	0	4	7
29	Da	Dayton	IVw	7	12	20	32
41	Hu	Huberly	IIIw	18	28	7	12
83	Wa	Wapato	IIw	0	0	5	7
Total				63	100	63	100

Regards,
Mike Simmons
503-805-5877

Report of High Intensity Soil Survey for 63.46 Acres (ML #6041868) South Vick Road, for the City of Molalla Urban Growth Boundary Expansion

For : FN Simmons LLC
30765 S Wall Street
Colton, Oregon 97017

October 9, 2007

Revised and updated March 31, 2023

By Andy Gallagher
Soil Scientist

Andy Gallagher, Soil Scientist PO Box 2233 Corvallis, OR 97333

Red Hill Soils

541-745-7878 avg@redhillsoil.com

SOIL REPORT

1. GENERAL INFORMATION

A. TITLE: Preliminary report of high intensity soil survey for 63.46 acres (ML #6041868) for the City of Molalla Urban Growth Boundary (UGB), located on South Vick Road

B. LANDOWNERS: FN Simmons LLC, c/o Mike Simmons, 30765 S Wall St Colton, Oregon 97017.

C. SOIL SCIENTIST AND CERTIFICATION NUMBER:
Andy Gallagher ARCPACS CPSSc/SC 03114

E. COUNTY: Clackamas County, Oregon.

F. LOCATION: LEGAL: Sec. 5 T. 5 S. R. 10 E. W.M.

G. PRESENT ZONING: Exclusive Farm Use

H. CURRENT LAND USE AND VEGETATION: This parcel and the adjoining 40 acres are currently a berry farm with small pastures and small woodlot and riparian areas along the ditch of Creamery Creek.

I. PURPOSE OF INVESTIGATION: Many decisions about land use and zoning are based on soil maps. The existing soil information for this parcel is 1:20,000 scale Clackamas County Soil Survey (CCSS) and is of a scale that is too small for intensive land use decision making. The Simmons would like their property to be considered for inclusion in the City of Molalla UGB. The Simmons farm is mapped as predominantly Class II soils in the CCSS. The landowners' experiences with farming this property led them to believe that the soils were not accurately mapped on the soil survey. Soils are wetter and are not as productive as they should be if they were Aloha soils. The soil map was revised based on high-intensity soil mapping to provide a map that shows the composition of soils at the level needed for intensive land use planning and for soil determinations to more accurately map soils and estimate land capability classes. The revised map shows soil boring locations and boundaries of soil capability classes. The information provided in the current soil report is based on a high intensity (Order 1) soil survey. The preliminary report has soil boring data summarized in a data table. Complete soil profile descriptions will be included in the final report if needed to complete documentation of this land addition into the Molalla UGB.

2. PREVIOUS MAPPING / BACKGROUND

The Simmons property was previously mapped in the Soil Survey of the Clackamas County Area. The property was previously mapped as

Red Hill Soils

predominantly Aloha soils (Capability Class IIw) with lesser amounts of Huberly soils (Capability Class IIIw), and Dayton soils (Capability Class IVw).

3. METHODS

A. LEVEL ORDER OF SURVEY USED IN THE FIELD SURVEY: The current soil investigation is a high intensity order-1 soil survey that is used as a basis for making the soil classification and soil map for this parcel. Soil observations were made to best define soil boundary lines, based on terrain, vegetation and other site information.

B. DATES OF FIELD INVESTIGATIONS: Field work was done on September 11, 2007. Site was revisited March 1, 2023 to confirm that there were no significant changes.

C. FIELD METHODS:

Twenty one soil observations were made from backhoe pits (five feet deep) to capture soil variability of the site primarily focusing on areas previously mapped Aloha that were known to have poorer drainage. The soil sampling intensity was one boring per 2 to 3 acres on the average. Soils were described and classified to soil series or land type and each was classified by capability class. This is the level of sampling of Order-1 Soil Survey, described in the National Soil Survey Handbook (NSSH, 2003, Online Version).

Slope gradients were measured with a clinometer at each soil boring and additional readings were taken as necessary to refine boundaries of soil bodies. Soil colors were determined moist, using a Munsell Color Chart. Boring locations were recorded with a GPS receiver and transferred to the map after processing with GIS and AUTOCAD software. Land capability classifications are from the CCSS.

D. LIMITATIONS ENCOUNTERED: None.

4. RESULTS:

A. GEOLOGY OVERVIEW: This site consists of recent alluvium on floodplains and older alluvium on terraces.

B. LANDFORMS AND TOPOGRAPHY: This site is nearly level to gently sloping. There is a narrow swale in the position of the former creek channel and floodplain of Creamery Creek, which has been ditched and straightened and cuts across the property. Elevation is 300 to 340 ft above msl.

C. SITE HYDROLOGY: Terrace soils are poorly to moderately well drained, and the soils of the former floodplain are somewhat poorly to poorly drained. Owners reported that at times of flood the old floodplain still floods in places.

D. Geomorphic and vegetation correlations supporting the interpretation of land capability classes of soils that differ from those in the official soil survey information. The site is in cropland on very gently undulating terrace

E.. **DESCRIPTION OF SOILS:** The findings of this high intensity soil survey are summarized in Data Table 1. Complete descriptions were logged but are not included in this preliminary report. Significant areas formerly mapped as Aloha soils (Class II) are reclassified as: Huberly where there is a fragipan and where soils were poorly drained, Wapato where soils are poorly drained and loamy and subject to seasonal flooding on the old Creamery Creek floodplain, and as Dayton soils and Concord soils where soils are poorly drained and have abrupt textural changes and smectitic mineralogy clay subsoil on the terrace.

Revised Soil Map Units

Soils were revised and reclassified based on high intensity soil mapping. The revised soils are described by map unit below and a more detailed boring log is provided in the final section of this report. Some soils profiles do not fit neatly into established soil series. Properties outside of Series range are described.

Aloha - Al

Description: The Aloha series consists of very deep, somewhat poorly drained soils that formed in mixed alluvium or lacustrine silts. Aloha soils are on terraces. A perched water table is at a depth of 1.0 to 2.0 feet from the soil surface from December through April. The Bw horizon ranges from slightly brittle to a very weak fragipan, and has few to continuous coatings of clean, gray sand and silt grains.

Capability Class: IIw

Soil Variability: The expression of the fragic soil properties is none to weak on this site and becomes more pronounced along boundaries with Huberly soils.

Concord - Co

Description: The Concord series consists of very deep, poorly drained soils formed in stratified glacio- lacustrine deposits. They are on terraces. These soils have ponded to slow runoff; very slow permeability. An apparent water table is at its uppermost limit from December to April.

Capability Class: IIIw

Soil Variability:

Dayton -Da

Description: The Dayton series consists of very deep, poorly drained soils that formed in silty and clayey glacio-lacustrine deposits. Dayton soils are on slight concave areas on terraces. The soils are usually moist and are saturated with water during the winter and spring. The 2Bt horizon has hue of 10YR, 2.5Y, 5Y, or neutral, value of 4 or 5 moist, 5 to 7 dry, and chroma of 0 to 2 moist and dry. It has weak to moderate prismatic parting to subangular or angular blocky structure. Texture is clay or silty clay with 40 to 50 percent clay. It has few to many redox concentrations.

Capability Class: IVw

Soil Variability. This unit includes a few soils with mollic epipedons that are transitional to Cove soils but with silt loam surfaces. Other inclusions are Conser series which are poorly drained soils that formed in silty and clayey alluvium derived from igneous and sedimentary materials. Conser soils are in depressions on low alluvial stream terraces.

Huberly - Hu

Description: The Huberly series consists of deep, poorly drained soils that formed in stratified glacio-lacustrine deposits. Huberly soils are on level to gently sloping concave swales that dissect old alluvial terraces and terminate on the bottomland. The 2Btx horizon (fragipan) ranges from having weak coarse subangular blocky or prismatic structure to being structureless with fracture planes forming polygons. Brittleness ranges from weak to moderate and moist consistence from firm to very firm. Depth to the fragipan ranges from 20 to 30 inches. Soil depth is over 60 inches, but rooting depth may be limited by a seasonal water table that forms above the fragipan.

Capability Class: IIIw

Soil Variability: Some pedons have a clayey paleosol that is very hard and brittle in the lower part of the subsoil.

Wapato - Wa

Description: The Wapato series consists of very deep, poorly drained soils that formed in loamy mixed alluvium. Wapato soils are on flood plains. The soils occupy the lowest part of the swales in the old stream meanders of Creamery Creek. They lack argillic horizons and are loamy with mollic epipedons.

Capability Class: IIIw

Soil Variability: Some pedons have gravelly layers in the lower C horizon.

Table 1: PREVIOUS AND REVISED SOIL MAPPING UNITS

Previous Map Symbol	Revised Map Symbol	Soil Series Name	Land Capability Classification	Previous Map*		Revised Map	
				Ac.	-%-	Ac.	-%-
1A	Al	Aloha	IIw	38	60	27	42
21	Co	Concord	IIIw	0	0	4	7
29	Da	Dayton	IVw	7	12	20	32
41	Hu	Huberly	IIIw	18	28	7	12
83	Wa	Wapato	IIIw	0	0	5	7
Total				63	100	63	100

Table 2. Previous and Revised Soil Map Units by Capability Class

Soil Map Unit	Capability Class	Previous Percent	Previous acres	Revised percent	Revised acres
A	IIw	58.7	37	40	25
B	IIIw and higher	41.3	26	60	38
Total		100	63	100	63

Table 3. Soil Boring Data Summary

Boring	Soil Series Name	Land Capability Class	Drainage Class	Slope	Notes
1	Huberly	IIIw	Poor	4	Fragipan @24 in.
2	Huberly	IIIw	Poor	1	Fragipan @24 in.
3	Dayton	IVw	poor	2	Abrupt text. change @27in
4	Dayton-Cove	IIIw	poor	1	Abrupt text. change @ 26 in
5	Dayton	IVw	poor	1	Abrupt text. change @27in
6	Aloha	IIw	Somewhat poor	1	
7	Conser	IIIw	poor	1	Thinner mollic
8	Aloha	IIw	Somewhat poor	2	Underlying clayey paleosol
9	Aloha	IIw	Somewhat poor	1	Underlying clayey paleosol
10	Concord	IIIw	poor	2	Mixed mineralogy control
11	Dayton	IIIw-IVw	poor	2	Abrupt text. change @ 30in
12	Aloha	IIw	Somewhat poor	2	Slightly brittle 14-22 in
13	Concord	IIIw	poor	1	
14	Huberly	IIIw	Poor	4	Fragipan @ 20 in.
15	Huberly	IIIw	Poor	4	Fragipan @ 30 in.
16	Wapato	IIIw	Poor	1	
17	Wapato	IIIw	poor	1	
18	Wapato	IIIw	poor	1	Pit filled with water to 18 in
19	Dayton-Concord	IIIw-IVw	poor	1	Abrupt text. change 24 in
20	Wapato	IIIw	poor	1	Pit filled with water to 48 in
21	Dayton	IV	poor	1	Abrupt text. change 28 in

Table 4 . GPS Coordinates of soil samples

Points	Latitude	Longitude
1	45.16209	-122.595557
2	45.161604	-122.595884
3	45.161916	-122.597121
4	45.164912	-122.598993
5	45.163239	-122.598938
6	45.163245	-122.597899
7	45.163689	-122.597398
8	45.164144	-122.597378
9	45.163145	-122.595237
10	45.16139	-122.597887
11	45.161977	-122.59863
12	45.160985	-122.598823
13	45.161164	-122.600605
14	45.162714	-122.599444
15	45.160957	-122.596043
16	45.161969	-122.593848
17	45.161322	-122.592817
18	45.1612758	-122.59236
19	45.163648	-122.592676
20	45.162796	-122.594199
21	45.160628	-122.593006

5. **SUMMARY AND CONCLUSIONS:**

Soils were mapped in a high intensity (Order-1) soil survey on a 63-acre site to provide better soil information for the purpose of land use planning decisions relative to permitting a dwelling in land currently zoned exclusive farm use. Soils on this parcel are reclassified as predominantly 60 percent soils capability class III and IV and higher.

6. REFERENCES:

Soil Survey of Clackamas County Area (1984)
NRCS Websoil survey

7. ATTACHMENTS:

- Figure 1. Vicinity Map (1:150,000 scale, project area outlined).
- Figure 2. Previous Soil Map (source data Soil Survey of the Clackamas County Area, SCS 1985)
- Figure 3. USGS Topographic Map (Enlarged to 1:12,000 from original 1:24,000 scale)
- Figure 4 Assessors Map (approx. 1:24,640 scale)
- Figure 5 Revised Soil Map of the Project Site (approximate scale 1: 3400 with locations of soil borings and current site conditions.
- Figure 6. Revised map showing Capability Class II soils (A) and Capability Class III and IV soils (B) (1:4000)
- Soil Profile Notes and Site Observation Notes

Figure 1. Vicinity Map project area = 
(approximately 1:150,000)

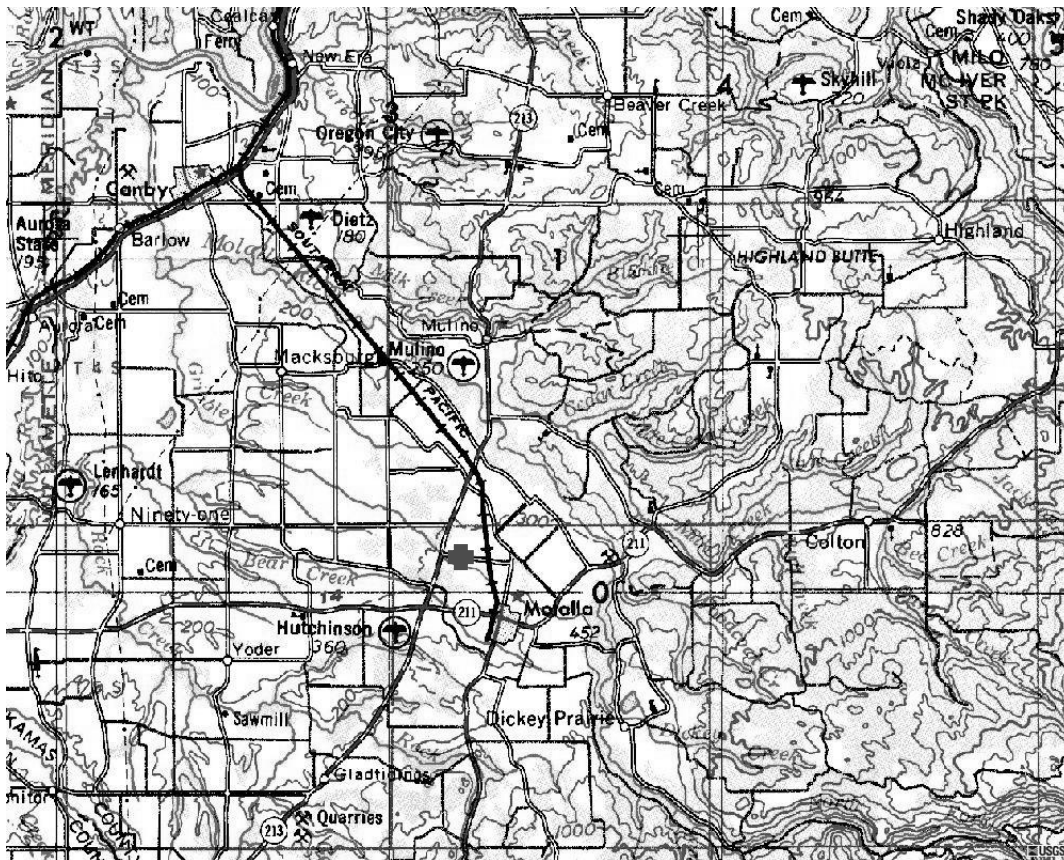


Figure 2. NRCS Soil Survey Map Scale and Current Site Condition



Figure 3. USGS Topographic map of the study area outlined in red and contour interval 10 ft. (Enlarged from 1:24,000 Scale).



Figure 4. Assessor's map of Lot 2500, 63.45 acres.

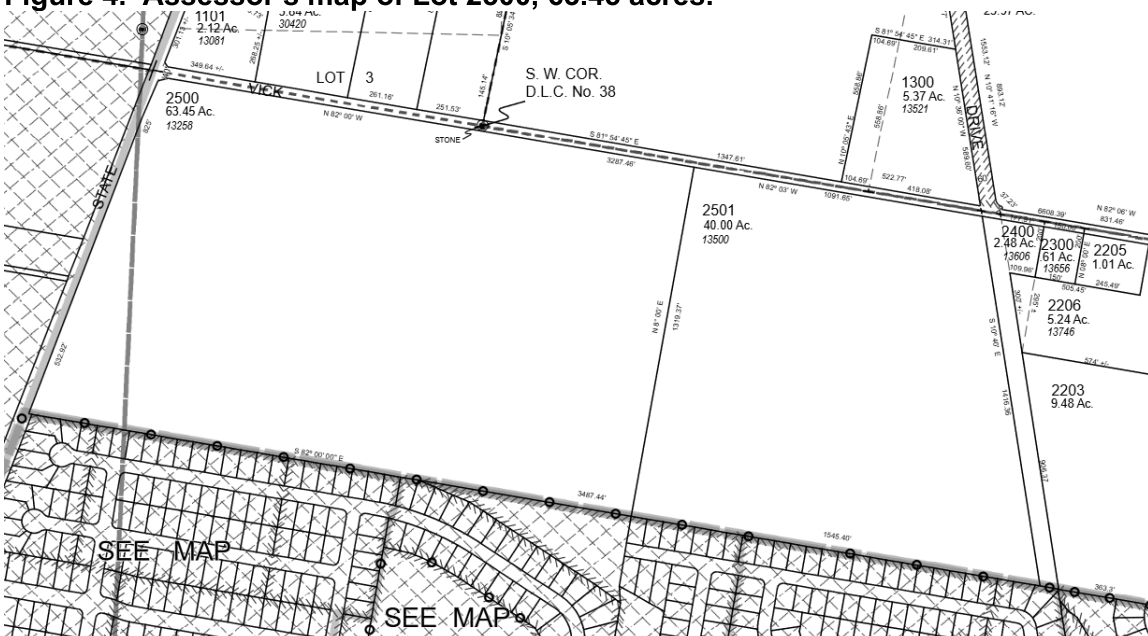




Figure 5: Revised Soil Map of the Project Site and current site condition (1:4000)

Red Hill Soils



Figure 6. Revised map showing Capability Class II soils (A) and Capability Class III and IV soils (B) (1:4000)

Red Hill Soils

From: [Scott Keyser](#)
To: [Christie Teets](#)
Subject: Fw: Side walk
Date: Thursday, April 3, 2025 8:52:23 AM

Scott Keyser
Mayor
City of Molalla Oregon
503-547-7986

From: Lou Rapp <granpawbear@gmail.com>
Sent: Wednesday, April 2, 2025 2:37:00 PM
To: Scott Keyser
Subject: Side walk

When I contacted you several months ago about side walk at end of thunderbird street you said there was an odot issue in regards to putting back in the side walk after the paving job. I see it biening put back in. Thank you for getting it put back for the safety of the school kids.

Lou Rapp 150 thunderbird

Parks CPC Meeting

Date: April 14, 2025

Next Meeting: May 15, 5:30 at City Hall

I. Sign Class -

A. Profit \$218

II. Butter Braided Bread

A. \$208 profit

III. El Charrito ~ donate a percentage of profit to the parks

A. They are remodeling, rescheduled to May 23rd

IV. Krispy Kreme

A. May 3rd

1. Rotary Park between O'Reilly and Molalla Car wash ~ 510 W. Main St.

V. Chief Yelkus' ground-breaking ceremony

A. today

Next Meeting 5:30 pm, May 15th @ City Hall

The June meeting will be our first meeting of the year in a park. ~ Fox Park



City of Molalla



2025
Q1

Community Development Report

315 Kennel Avenue
Molalla, OR 97038
Ph. 503-759-0243

CITYOFMOLALLA.COM

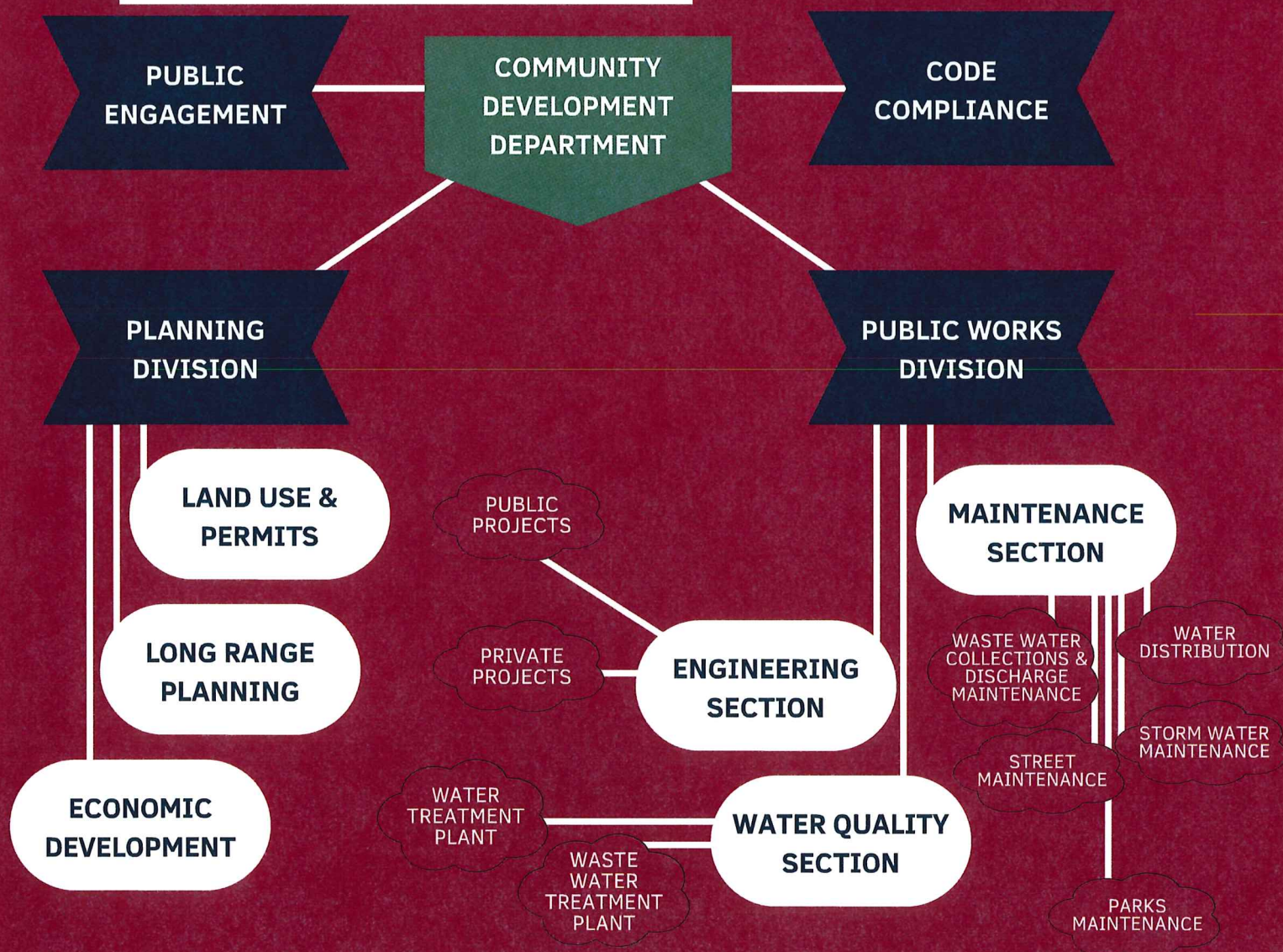


Community Development Department



The Community Development Department is made up of the Planning Division, Public Works Division, Economic Development Section, and Code Compliance Section. Below is a summary of the activities of each Division and/or Section over the past Quarter of Fiscal Year (2024-2025), as well as a list of accomplishments and goals for Fiscal Year 2024-2025.

COMMUNITY DEVELOPMENT





Department Accomplishments

FY 24/25



ACCOMPLISHMENTS FOR FY 24/25

PLANNING

- Housing Needs Analysis & Buildable Lands Inventory – Complete
- Employment Opportunities Analysis & Buildable Lands Inventory – Complete
- Parks Master Plan Update – Complete
- Digital Permit/Land Use Application Platform Development and Implementation – Complete
- Recruit & Hire Associate Planner – Complete

ECONOMIC DEVELOPMENT

- Recruit & Hire Community Development Technician – Complete
- Sidewalk Improvement Grant Program Development and Implementation – Complete
- GovDelivery Public Engagement Platform Development and Implementation – Complete
- Molalla Current Traffic Impacts Page – Complete
- Local Events Calendar Development & Implementation – Complete
- Granicus Website Development – 50% Complete
- Apply for T-Mobile Hometown Grant – Complete



ACCOMPLISHMENTS FOR FY 24/25

CODE COMPLIANCE

- Code Compliance Web Page Development – Complete, awaiting integration.
- Public Parking Ordinance Amendment – Complete
- Public Parking Permit Program – 75% Complete
- Emergency Management Training – Complete
- Hazard & Code Public Outreach Program – Complete
- Emergency Management & Hazard Mitigation Webpage – 50% Complete

ENGINEERING

- Project Closeout Process & Checklist – Complete
- Procure Managed Agreements for Routine Building Maintenance – Complete
- 21-15 S Molalla Ave Waterline (5th St. to Molalla Forest Road) – Complete
- 22-21 Section St Reconstruction – Complete
- 22-32 Parks Master Plan - Complete
- 23-07 S Leroy Ave Extension – Complete
- 23-12 Long Park Swing Set Replacement – Complete
- 24-14 Strawberry Park Drinking Fountain – Complete
- 22-24 Water System Zoning Design – Complete
- 22-19 Molalla Forest Road Pre-Design Survey - Complete

WATER QUALITY

- Created Water Quality Superintendent Position (replace 2 managers with 1) - Complete
- 18-04 Annual Biosolid Removal and Haul Away - Complete
- 19-10 Wastewater Treatment Plant Construction – 5% Complete
- 22-26 Establish Temperature Allocation for Molalla in Willamette Basin TMDL - Complete
- 22-28 Apply for Grants for ASR Feasibility Studies – Complete
- 22-29 Pre-Design Studies for New Water Intake Structure – 90% Complete
- 22-36 Lead and Copper Water Service Inventory – Complete
- 25-03 Awarded Grant for PFAS Studies at Water Treatment Plant – Complete
- Certified 2 new Water Operator 2's
- Certified 1 new Wastewater Operator 3



ACCOMPLISHMENTS FOR FY 24/25



PUBLIC WORKS MAINTENANCE

- TMDL 5-Year Report – Complete
- TMDL Annual Report – Complete
- Fox Park Bridge Replacement – Complete
- Fox Park Toddler Play structure – Complete
- Section St Resurfacing – Complete
- S Molalla Ave 3rd-5th Resurfacing – Complete
- Dixon/Hoyt/Ridings Sewer Main Rehabilitation – Complete
- 600 block E Main T-Liner Rehabilitation - Complete
- Pavement Conditioning Index & Plan Update – Complete
- Molalla Ave Tree Lights – Complete
- Development & Implementation of new Work Management System – Complete 85%
- Paint Long Park Restrooms – Complete
- Replace 100 Water Meter Endpoints – Complete
- Certified 2 New Water Distribution Operator 1's



PLANNING DIVISION LAND USE & PERMITTING



Total New
Planning
Applications:
41



The Planning Division manages all development and permitting processes required to develop in Molalla and is supported by Clackamas County Building Codes, Molalla Fire District, and several state agencies as applicable for a given development.

Application Type	NEW	Approved	Open
Pre-Application	3	3	0
Zoning Letter	0	0	0
Building - Residential	9	4	5
Type 1 - Other	28	25	2
Type II	0	0	0
Type III	0	0	0
Type IV	1	0	1
Final Plat	0	0	0
Council Appeals	0	0	0
LUBA Appeals	0	0	0
*Note - withdrawn or migrated applications are not accounted for in this table.			

PLANNING Long Range



The Planning Division is Currently engaged in multiple long-range planning initiatives to ensure the City's historic growth is managed in the best possible way allowed by state law. Through these processes, city staff endeavors to preserve the small town feel of the community while simultaneously ensuring the people of Molalla reap the maximum benefits of managed growth.

URBAN GROWTH BOUNDARY

The City has completed the Housing Needs Analysis (HNA), Employment Opportunities Analysis (EOA), and the Buildable Lands Inventory (BLI) Associated with each. These studies look at the 20-year population estimate provided by Portland State University to determine the overall land need for housing and employment in Molalla over the next 20-years, then compare that to the existing supply of land in the current Urban Growth Boundary (UGB) to determine if there is an expansion need, and how much additional land is required to meet that need.

The City is currently awaiting final DLCD approval of the Efficiency Measures passed by the Council on March 26, 2025. These measures take the land need determined by the HNA/EOA/BLI's and reduce it by providing for efficiencies to support housing and business on land already in the Urban Growth Boundary. Once these are complete, a final land need is determined for potential UGB expansion. The next step after determining the final land need is to study the land immediately outside the City's existing UGB to determine what land should be brought in by state law. That is the step city staff is beginning now.

The City of Molalla UGB update process has been funded by 3 grants from the Oregon Department of Land Conservation and Development (DLCD). An amendment to the UGB is expected to go to the City Council in January of 2026, and to Clackamas County for final adoption by March of 2026.



PLANNING DIVISION
LONG RANGE

PLANNING Long Range



HOUSING PRODUCTION STRATEGY

The HPS is a requirement of HB2003 passed in 2022. The City completed an HPS in early June of 2023 and it was passed by the Council in July of 2023, but was ultimately kicked back by DLCD for failing to go directly to developers for comment (though several surveys, townhalls, and public meetings were held where they could have participated like any other person). However, city staff was forced to begin the public engagement process anew, and the results were accepted by DLCD. Notably, both renditions of the HPS process were funded by grants from DLCD. This document is required by law and provides a set of strategies and a timeline to implement them.

PARKS MASTER PLAN

This document is complete and adopted, staff is currently working on integration of the new Parkland Dedication and Fee in Lieu of Dedication policy via a series of works sessions and a development code amendment.

STORMWATER MASTER PLAN

This process has been reignited after a 6 month delay to gather survey information that the city did not have previously (from areas that were in the county at the time of development). This information is very important as it is the basis for modeling the storm system and in-turn modeling the improvements necessary to ensure flooding does not become a problem on Public or Private property.



P

PLANNING DIVISION
LONG RANGE

ECONOMIC DEVELOPMENT



Economic Development is a section of the City's Planning Division. The main functions of the Economic Development Section include:

- Business Attraction and Retention through Incentive Programs and Site Selection Assistance.
- Workforce Development through Training Programs Job Fairs and Recruitment Events.
- Infrastructure Development through Planning and Investment, and Public-Private Partnerships.
- Community Development through Revitalization Projects and Quality of Life Improvements.
- Market Research and Planning through Data Analysis and Strategic Planning.
- Collaboration and Networking through Stakeholder Engagement and Policy Advocacy.
- Tourism Development through Promotional Campaigns and Partnerships with Tourism Boards.



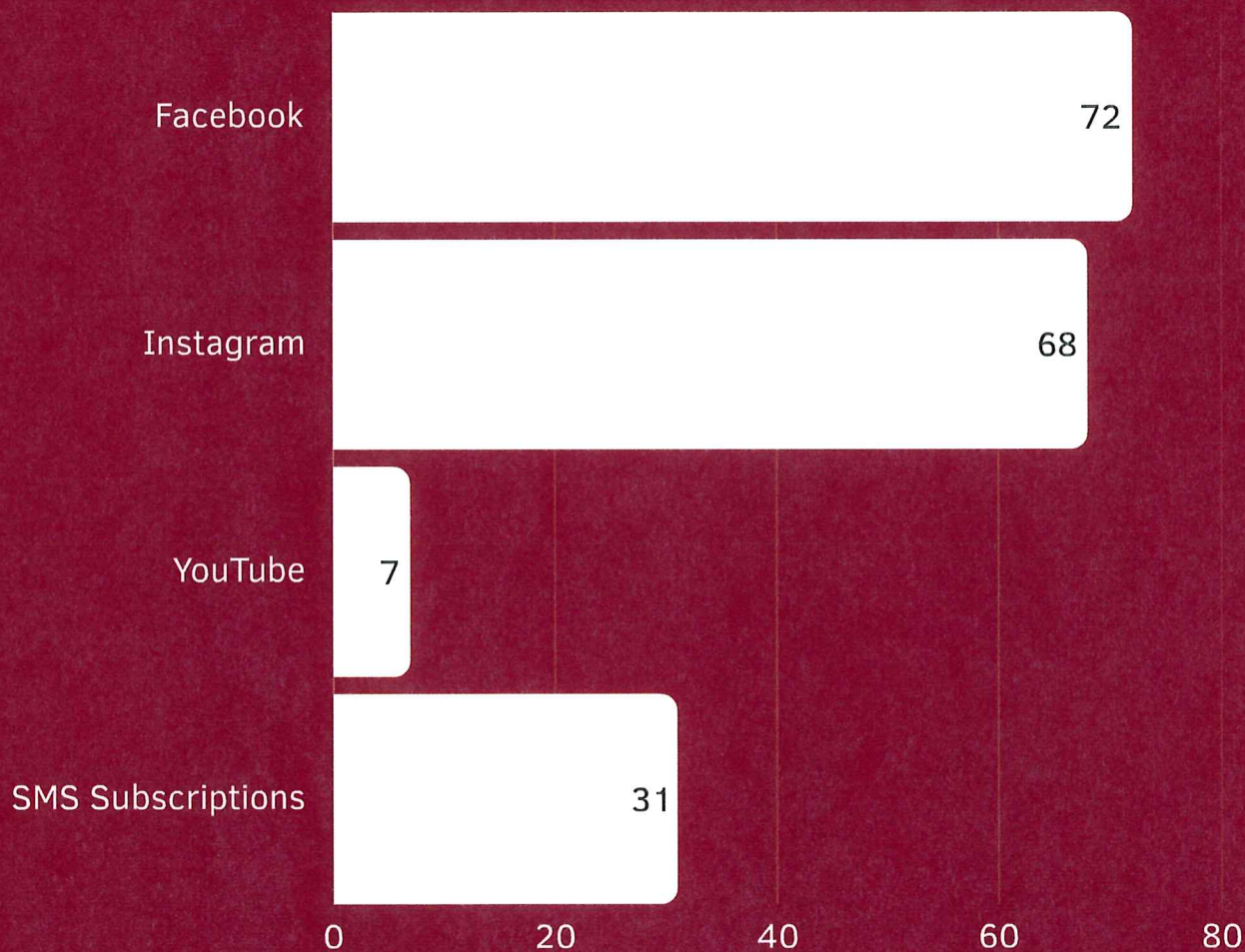
ED

ECONOMIC
DEVELOPMENT

PUBLIC ENGAGEMENT



● New Followers



City of Molalla: on Social Media

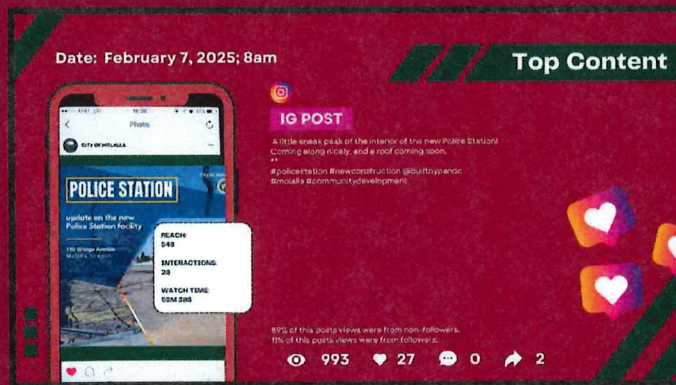
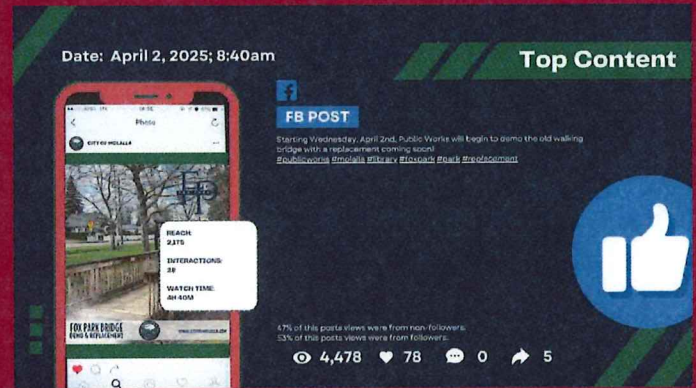
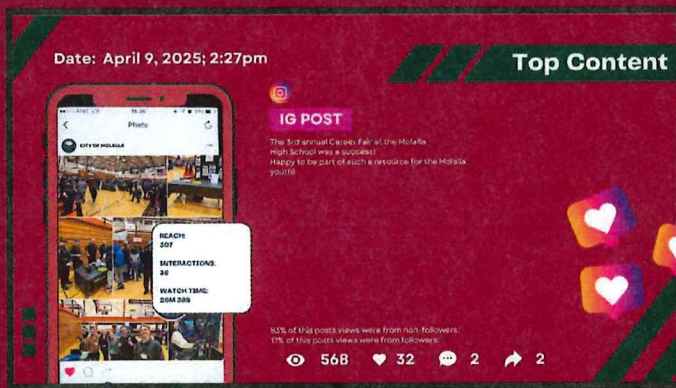


Real Adventure
Real People
Real Fun



PUBLIC ENGAGEMENT

TOP CONTENT BY PERFORMANCE



City of Molalla: on Social Media
@cityofmolalla



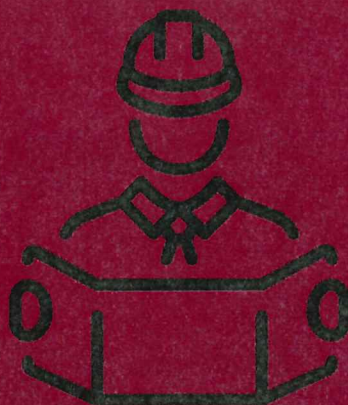
Public Works Division



The Public Works Division is comprised of the Engineering Section, Public Works Maintenance Section, Water Treatment Plant Section, and Wastewater Treatment Plant Section.

Together, these sections are responsible for:

- Capital Improvement
- Maintenance
- Operations
 - City's Water System
 - Wastewater System
 - Stormwater System
 - Transportation System
 - Parks System.



PW

PUBLIC WORKS
OPERATIONS
WTP & WWTP



Public Works Water Quality Section



WASTE WATER TREATMENT PLANT

1. The Wastewater Plant has continued its discharge to the Molalla River with no violation this quarter.
2. Site work has continued on the Wastewater Treatment Plant Upgrade with the SBR pad taking shape and the control building beginning to get some plumbing in the ground.



WWTP - NEW FACILITY SITE



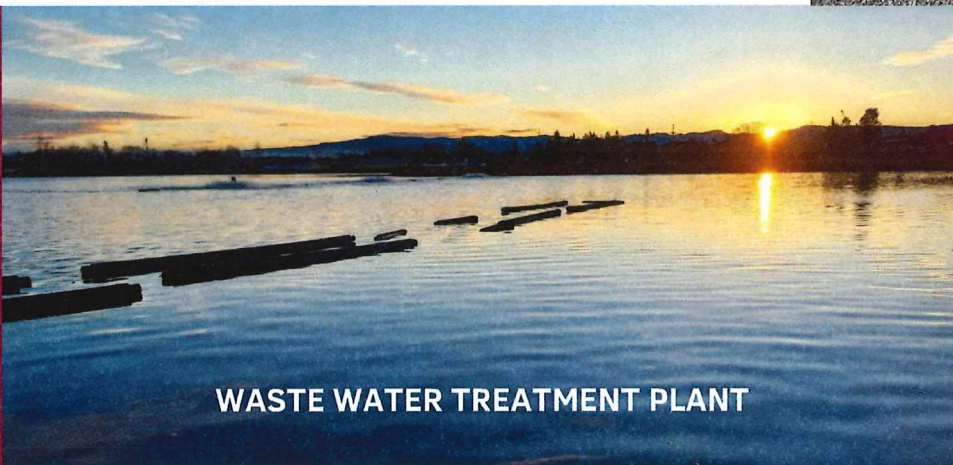
PW

PUBLIC WORKS
WATER QUALITY
SECTION

Public Works WWTP



NEW FACILITY UPDATES



WASTE WATER TREATMENT PLANT



PW

PUBLIC WORKS
OPERATIONS
WASTE WATER

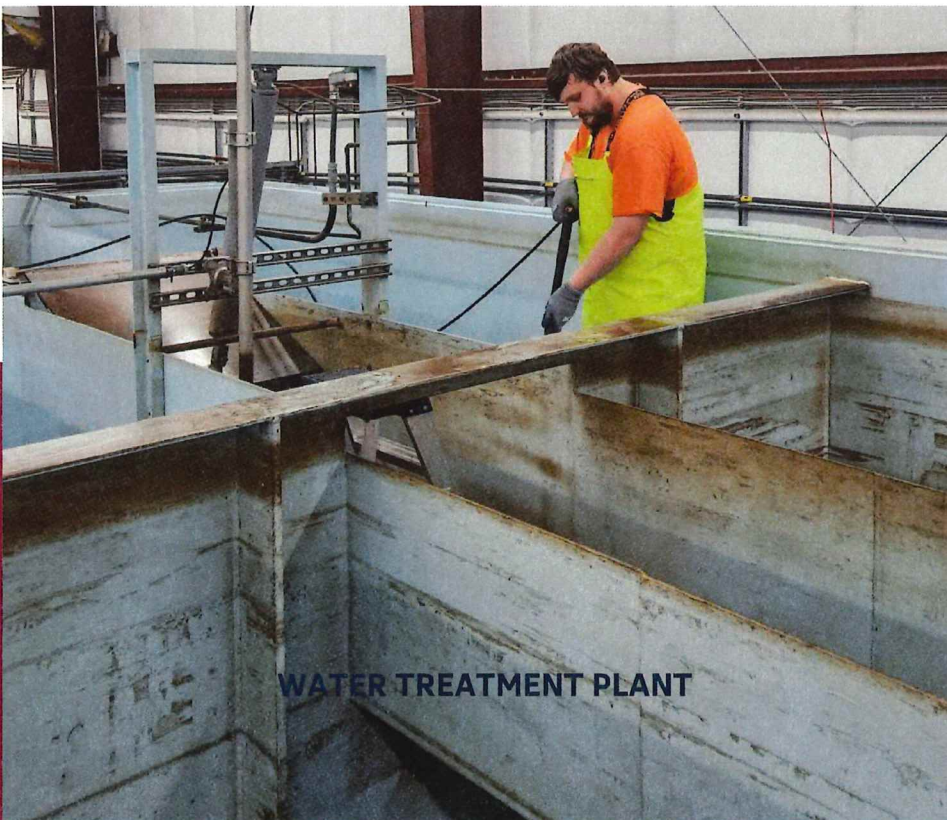


Public Works Water Quality Section



WATER TREATMENT PLANT

1. Even through a couple significant rain events that have cause higher river flows therefore increasing the turbidity in the source water. Our staff has ensured quality treatment of the water and ensure we always have water to supply.
2. The water Plant will be sending out the Annual Water Quality Report to our customers in the next month or so.
3. The water Plant staff starting moving the tools and making a new working area so that it was separate from the chemical room and all chemicals could be stored in the chemical area.



WATER TREATMENT PLANT

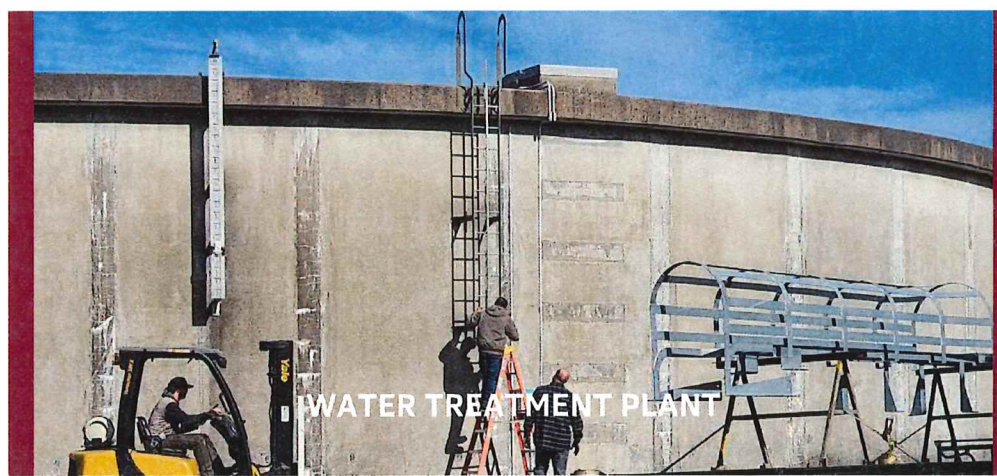
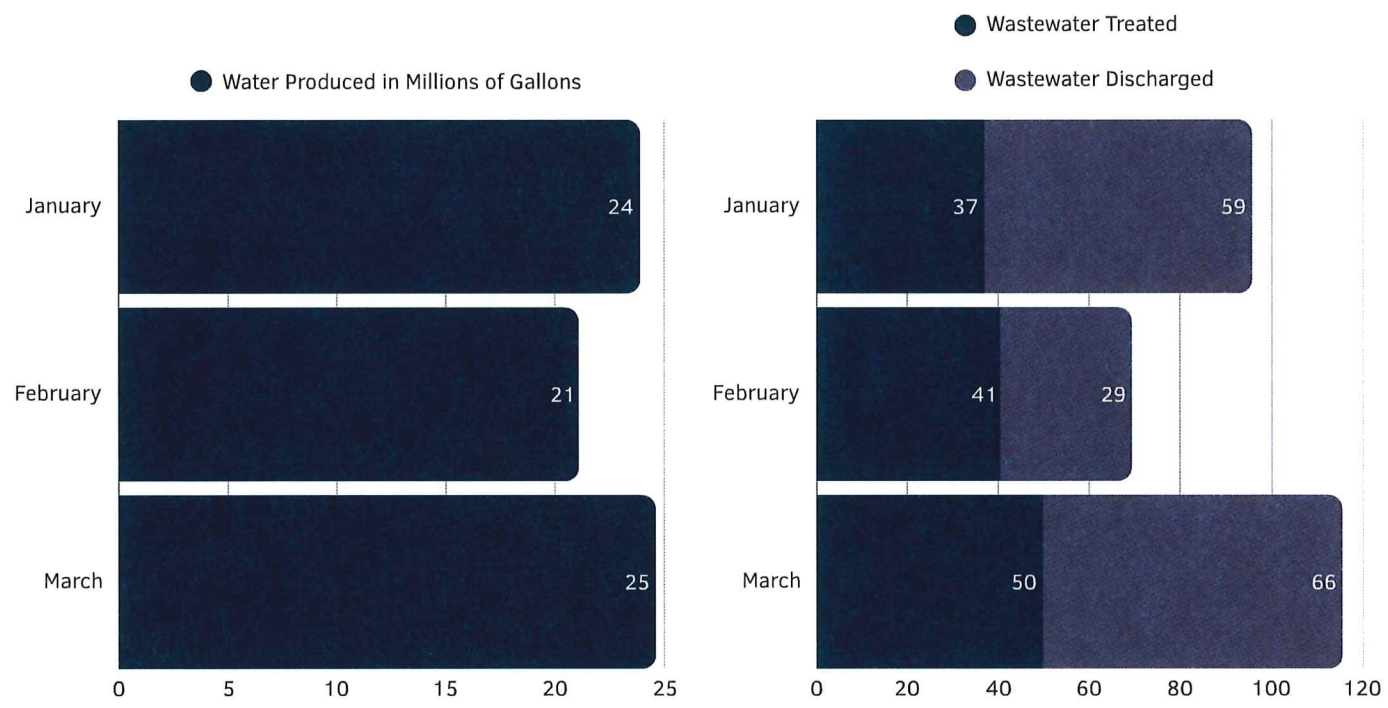


PW

PUBLIC WORKS
WATER QUALITY
SECTION



Public Works Water Production



WATER TREATMENT PLANT



PW

PUBLIC WORKS
OPERATIONS
WTP

ENGINEERING Section



The Engineering Section manages all public projects, civil portions of private projects, civil development reviews, Capital Planning for infrastructure systems, and Master Planning for infrastructure development. Additionally, the Engineering Section is responsible for the City's facilities maintenance program.

COMPLETED PROJECTS IN Q1

24-11 - Industrial Park Waterline Imp - City Water main extension to Heintz Street

24-10 - Fox Park Tot Playground



RIVER MEADOWS SUBDIVISION



PW

PUBLIC WORKS
ENGINEERING
SECTION

ENGINEERING Section



ACTIVE PUBLIC PROJECTS

- 19-10 - WWTP Upgrade – Under Construction
- 21-02 - Molalla Forest Road at Chief Yelkus Park – on hold
- 21-09 - Chief Yelkus Park – Groundbreaking April 23 & project start date April 28th
- 21-12 – New PD Facility - Under Construction
- 22-04 – New 2.0 MG Water Tank at WTP
- 22-19 – MFR Resurface/Reopening – Survey of ROW complete / Deliverables to Engineer for Design
- 22-24 – Water System PRV's – Under Design
- 22-28 – Wellhead Aquifer Storage and Recover (ASR) Feasibility Study
- 22-29 – Water Intake Structure Reconstruction
- 22-31 – Stormwater Master Plan Update
- 22-32 – Parks Master Plan
- 22-33 – Clark Park Sports Fields
- 24-08- Clark Park Pavilion
- 24-05 – Lola Water & Sewer line Replacement - Council to award bid & construction to start mid-May
- 24-12 – N Molalla ADA Crosswalk - Under Design
- 22-21 – Section Street Rehabilitation - Coordination with PGE on power relocation
- 22-14 - Molalla/ODOT Curb ADA DAP Hwy211
- 24-14 - ODF & Patrol Street Storm Drain Improvements
- 25-01 - S Molalla Pump Station and Bear Creek Culvert Replacement - In Design
- 25-02 - Bohlander Traffic Pattern and Parking Lot enhancement



PW

PUBLIC WORKS
ENGINEERING
SECTION

NEW POLICE DEPARTMENT FACILITY UNDER CONSTRUCTION

ENGINEERING Section



ACTIVE PRIVATE PROJECTS

17-20 Sawyers Truck Repair

23-03 710 W Main St. (Molalla Petroleum)

23-06 105 Ona Way (Molalla Apt. Phase II)

23-10 609 E Heintz St Development

24-01 Leza Estates Subdivision

24-03 370 Metzler Ave (Multi-Fam)

24-04 1400 Fountain Way Expansion (not sure if this is officially defunct yet but it's about dead)

24-13 ODF Storm Drain Improvements

25-04 721 W Main Superior Pool Improvements

No number yet assigned- 535 W Main St. Industrial lots (Kerr Development)

No number yet assigned- Molalla River Middle School



NEW POLICE DEPARTMENT FACILITY UNDER CONSTRUCTION



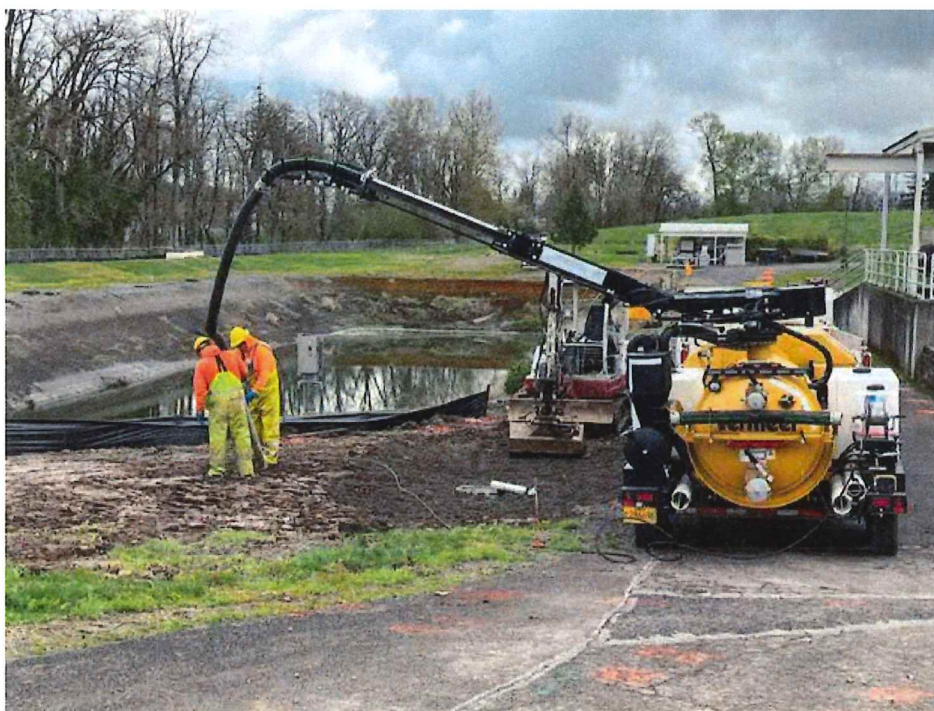
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PUBLIC WORKS
ENGINEERING

MAINTENANCE Section



L:
PUBLIC WORKS CREW
IS REPLACING A
WATER SERVICE ON
CENTER STREET.



L:
PUBLIC WORKS CREW
IS POTHOLING FOR
THE NEW
WASTEWATER
TREATMENT PLANT.



PW

PUBLIC WORKS
MAINTENANCE

MAINTENANCE Section



WORK ORDERS COMPLETED BY FUND

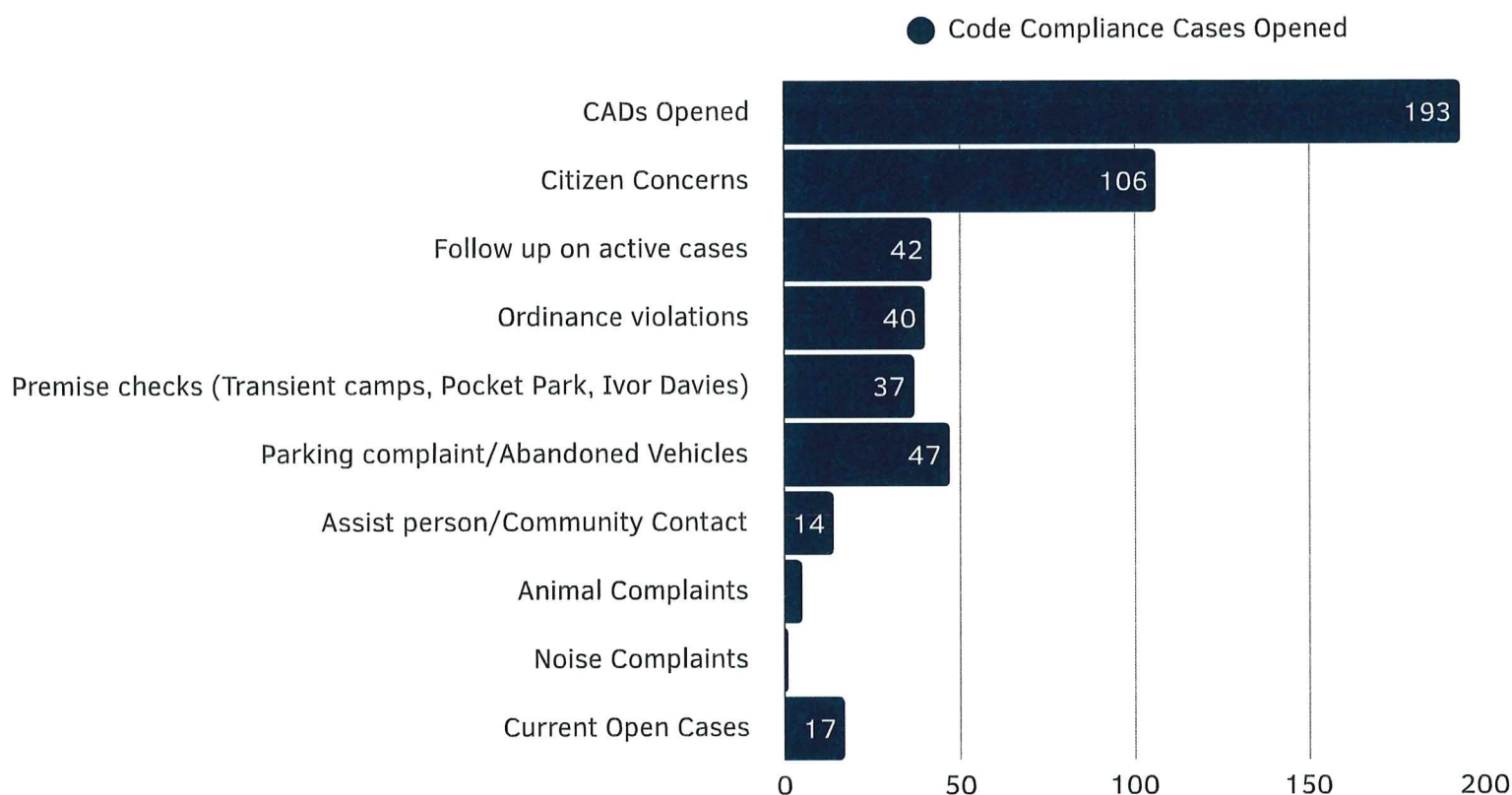
WATER	96
SEWER	163
STORM	24
STREET	84
FLEET	18
GENERAL/PARKS	152
TOTAL	537



PW

PUBLIC WORKS
MAINTENANCE

CODE COMPLIANCE



these numbers really only reflect October-November as our Code Compliance Officer was on LOA

Pocket Park is consistently being checked and abandoned property is being swept from the park. Proactive enforcement of our camping ordinance is resulting in little to no citizen complaints regarding public camping.

Our Code Compliance Specialist recently completed crisis intervention training (CIT) with the Clackamas County Crisis Negotiation Team. Many people experiencing houselessness suffer from neurological illnesses and this training better equips our Code Compliance Specialist to continue acting as the houseless liaison for the city.



CC

CODE
COMPLIANCE



CITY OF MOLALLA

Staff Report

Agenda Category: CONSENT AGENDA

Agenda Date: Wednesday, May 14, 2025

Submitted by: Christie Teets, City Recorder

Approved by: Dan Huff, City Manager

SUBJECT: Resolution No. 2025-06: Adopting a Cancellation Policy for City Councilors Attending City Events

FISCAL IMPACT: Varies.

RECOMMENDATION/RECOMMENDED MOTION:

Approve Resolution No. 2025-06 with Consent Agenda.

BACKGROUND:

Staff presented Resolution No. 2025-06 at the April 23, 2025 City Council meeting. Upon the Mayor and Council's direction, language was added to the Resolution to include all City events, not events exclusive to League of Oregon Cities.

Due to the title change and additional sections, this Resolution is being brought back for Council approval.

ATTACHMENTS:

[Resolution No. 2025-06 Adopting a Cancellation Policy for City Council events.pdf](#)



RESOLUTION NO. 2025-06

A RESOLUTION OF THE CITY OF MOLALLA, OREGON ADOPTING A CANCELLATION POLICY FOR CITY COUNCILORS ATTENDING CITY EVENTS

WHEREAS, It is customary for Molalla City Council members to attend City events related to networking and education; and

WHEREAS, The City of Molalla budgets annually for City Council members to attend; and

WHEREAS, Conferences are made available by the League of Oregon Cities; and

WHEREAS, On occasion circumstances require a City Council member to cancel their attendance; and

WHEREAS, It is necessary to create a policy for repayment of fees to the City Council Fund when a cancellation may happen.

Now, Therefore, the City of Molalla Resolves:

Section 1. The Molalla City Council will adhere to the guidelines set forth by the League of Oregon Cities Cancellation Policy, also known as Exhibit A.

Section 2. If a City Council member is unable to cancel prior to the guidelines nor find a replacement, the cancellation amount will be deducted from their monthly stipend until the fees have been fully paid back to the City. A Council member may also choose to repay the City on their own, in lieu of the stipend deduction.

Section 3. This policy applies to events including but not limited to: Clackamas County Dinners, PSU Bootcamp, LOC Trainings, C4 events, functions provided by the State of Oregon or Clackamas County.

Section 4. Effective Date. This Resolution shall be effective upon adoption.

Signed this 23rd day of April 2025.

Scott Keyser, Mayor

ATTEST:

Christie Teets, CMC
City Recorder



CITY OF MOLALLA

Staff Report

Agenda Category: PRESENTATIONS, PROCLAMATIONS, CEREMONIES

Agenda Date: Wednesday, May 14, 2025

Submitted by: Christie Teets, City Recorder

Approved by: Dan Huff, City Manager

SUBJECT: NAMI Clackamas County - Mental Health Department

ATTACHMENTS:

[Mental Health Matters May 2025.pdf](#)

Mental Health Awareness Month: May 2025



Mental Health Conditions Are Common



1 in 5 people lives with a mental health condition. (1 in 25 lives with a serious mental illness.)

ANXIETY

DEPRESSION

BIPOLAR DISORDER

SCHIZOPHRENIA

Every year in the U.S...

More than **12 million** had serious thoughts of suicide

14.7 deaths per 100,000 Population per year

One suicide death occurs every **11.5 minutes**

Here in Clackamas County...

18.6 deaths per 100,000 Population

12th leading cause of death overall

2nd leading cause of death in 10-24 year olds

Eye Openers about Suicide



Spotting the Signs

BEHAVIOR

- **Agitation**
- **Aggressive behavior**
- **Erratic behavior**
- **Manic behavior**
- **Extreme confusion**
- **Withdrawn**
- **Visibly depressed**
- **Suicidal ideation**
- **Others?**



How do I Intervene?

Calmly approach – R U OK?

Encourage & Reassure. Protect Yourself.

Actively listen, without judgement.

Listen with empathy. You are NOT there to fix it.

Recommend help. Call 988 first.

988 – OR – 503-655-8585. Know your local resources.

Encourage. Partner. Support.

Offer options for support. Hand off to a trusted resource.

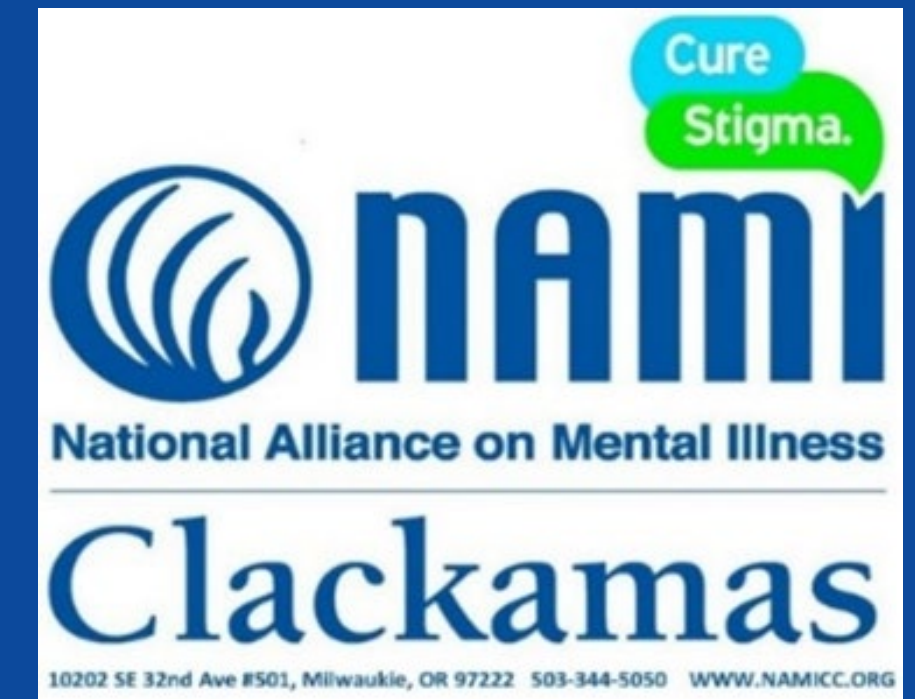


- **Easier Lifeline Access**
- **Help Not Handcuffs**
- **Area Code Specific**
- **OPEN TO ANYONE!**



NAMI Clackamas can help.

NAMI Clackamas is the grassroots non-profit organization providing free mental health **education, support, and advocacy** delivered by people with lived experience to improve quality of life for everyone in our community (since 1978).





NAMI

CLACKAMAS: FREE CLASSES



8-week Peer-to-Peer classes for adults with mental illness looking to better understand their condition and journey toward recovery



8-week Family-to-Family classes for family, significant others, and friends of people with mental illness



6-week NAMI Basics class for parents, guardians, and others who care for youth



NAMI CLACKAMAS: FREE SUPPORT GROUPS

Three weekly open **Connection Peer Support Groups** for individuals with mental illness plus:

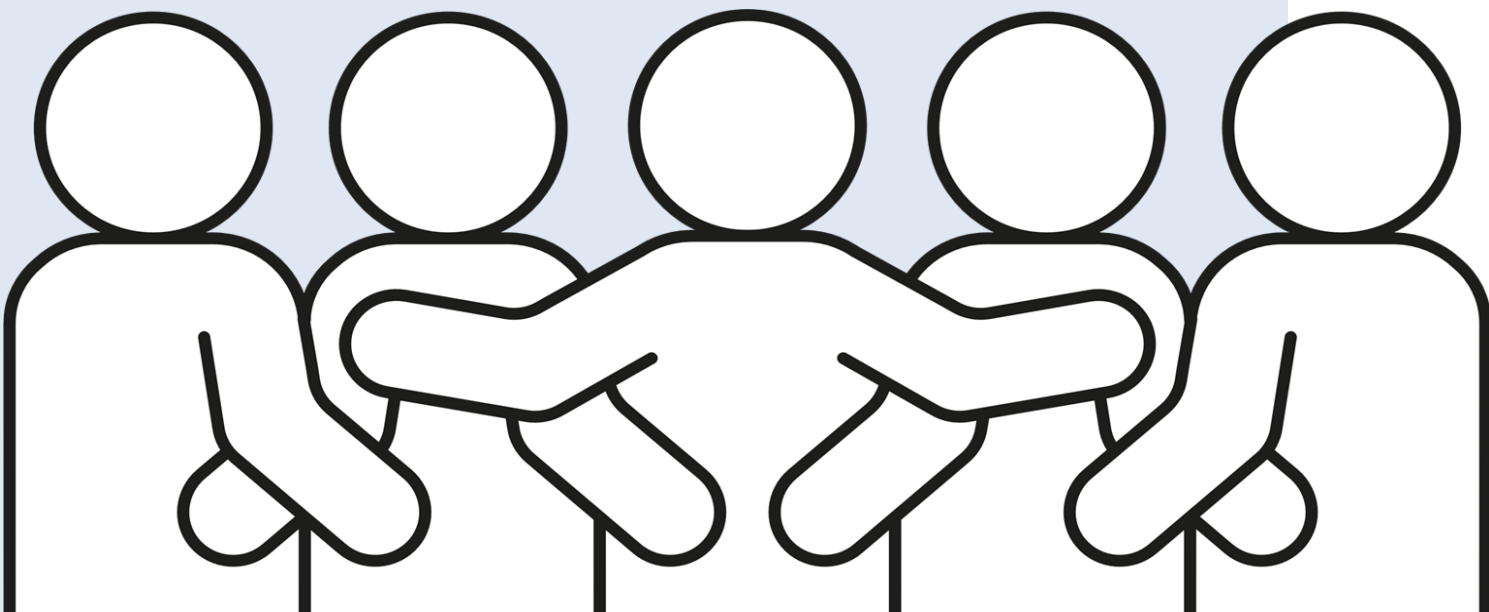
- Weekly **Latinx Support Group & Book Club**
- Bi-weekly **Women's Peer Support Group**
- Bi-weekly **Queer Peer Support Group**
- Weekly **Peer Support Group in the County Jail**

Three monthly/biweekly **Family Support Groups** for those who care about someone with mental illness plus:

- Monthly **Family Book Club**

Biweekly **Suicide Bereavement Group**

Monthly **Compassionate Friends**
family support after loss of a child.



- **In Our Own Voice** presentations to educate our community about mental illness and that recovery is possible
- **Mental Health Matters** presentations to civic clubs, faith communities, neighborhoods, and other groups
- **Lunch & Learn** mental health presentations to inform businesses and their employees
- **Ending the Silence** presentations to middle & high school students to dispel stigmas, teach about signs, symptoms, and action steps

**NAMI
CLACKAMAS:
FREE
PRESENTATIONS**



NAMI CLACKAMAS: FREE ONE-ON- ONE PEER HELP



Peer Resources staff provide one-on-one support (in person, Zoom, or phone) to help those impacted by mental illness connect to needed resources such as housing, health coverage, providers, transportation, and community resources

NAMI CLACKAMAS: SPECIAL PROJECTS



www.namicc.org

**Mental Health Education Classes &
Support Group for Adults in
Custody in Clackamas County Jail**

**Volunteers with Resources for Families in
Clackamas County Courtrooms**





**NAMI
CLACKAMAS:**

**BARRIER-
FREE**



N

DIAGNOSIS

REFERRAL

INSURANCE

O

COST

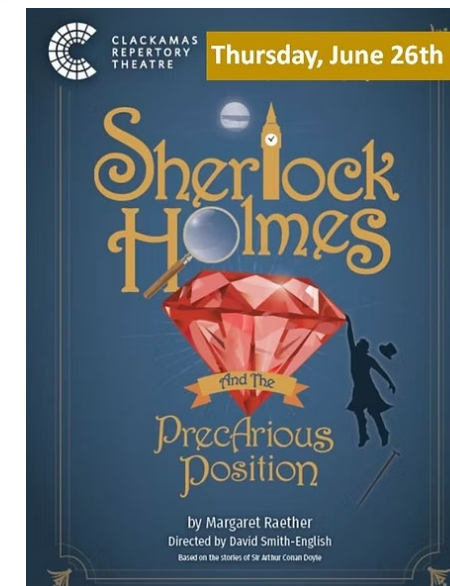
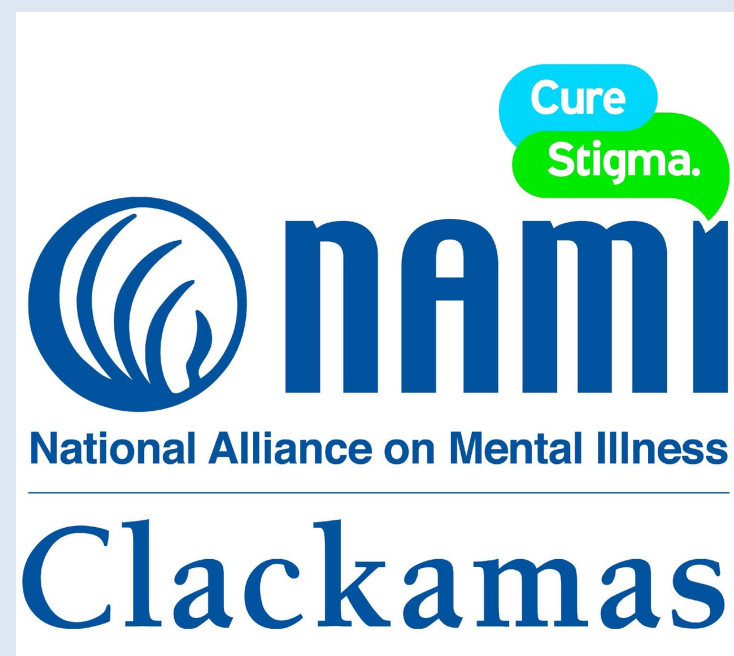


OUR VOLUNTEERS ARE AMAZING!

- Teach
- Facilitate
- Serve
- One-time, short-term, or long-term

To volunteer, contact
volunteercoor@namicc.org

NAMI CLACKAMAS: SUPPORT OUR MISSION



**Stand-Up(s) Against
Stigma Comedy
Night: March**

**NAMI Walks:
Saturday, May 17**

**Theatre Night:
Thursday, June 26**

**Party with a Purpose
Auction/Dinner:
Thursday, Sept. 25**

Champions Circle

"You are not your illness. You have an individual story to tell. You have a name, a history, a personality. Staying yourself is part of the battle." – Julian Seifter



**Please tell us
what you
thought of the
presentation**

Thank you!

**Questions?: info@namicc.org
or 503-344-5050**



@namiclackamas



/NamiClackamas



Questions?





**Free mental health support when you need it
currently available to those ages 13-30**

[Peers.net/namiclackamas](https://peers.net/namiclackamas)



x





CITY OF MOLALLA

Staff Report

Agenda Category: PRESENTATIONS, PROCLAMATIONS, CEREMONIES

Agenda Date: Wednesday, May 14, 2025

Submitted by: Mac Corthell, Assistant City Manager

Approved by: Dan Huff, City Manager

SUBJECT: Oregon Association of Water Utilities (Kelly)



CITY OF MOLALLA

Staff Report

Agenda Category: PRESENTATIONS, PROCLAMATIONS, CEREMONIES

Agenda Date: Wednesday, May 14, 2025

Submitted by: Dan Huff, City Manager

Approved by: Dan Huff, City Manager

SUBJECT: Police Facility Construction Update (Huff/Dodson)

RECOMMENDATION/RECOMMENDED MOTION:

No action necessary. For information only.

ATTACHMENTS:

[MPD-Council Report 5.14.2025R.pdf](#)



City of Molalla- New Police Facility CITY COUNCIL REPORT

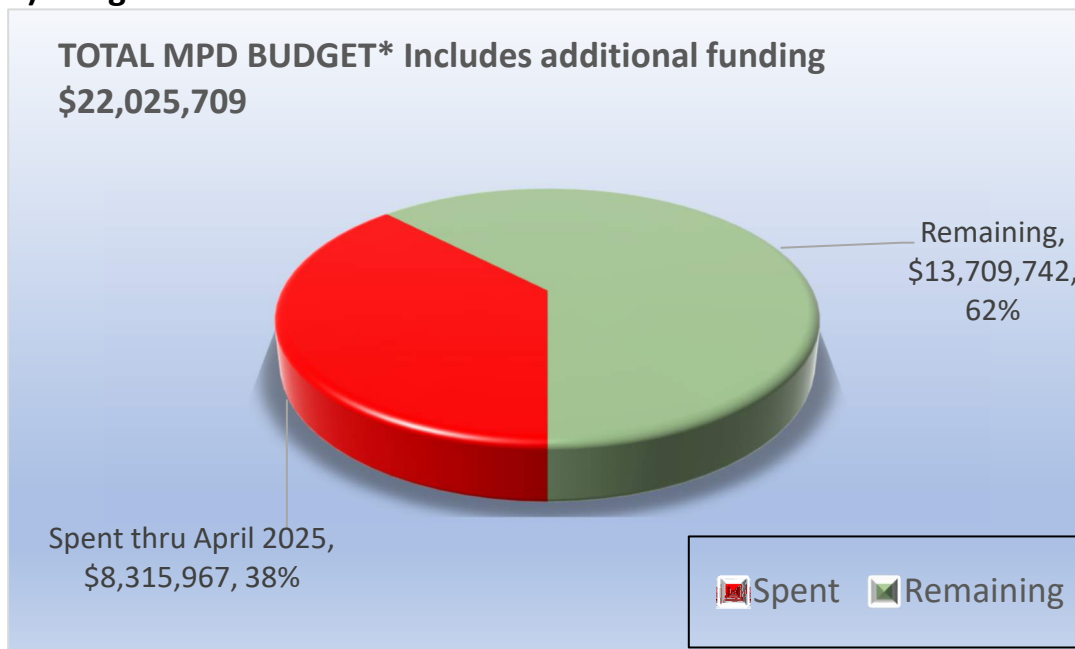
DATE: May 14, 2025

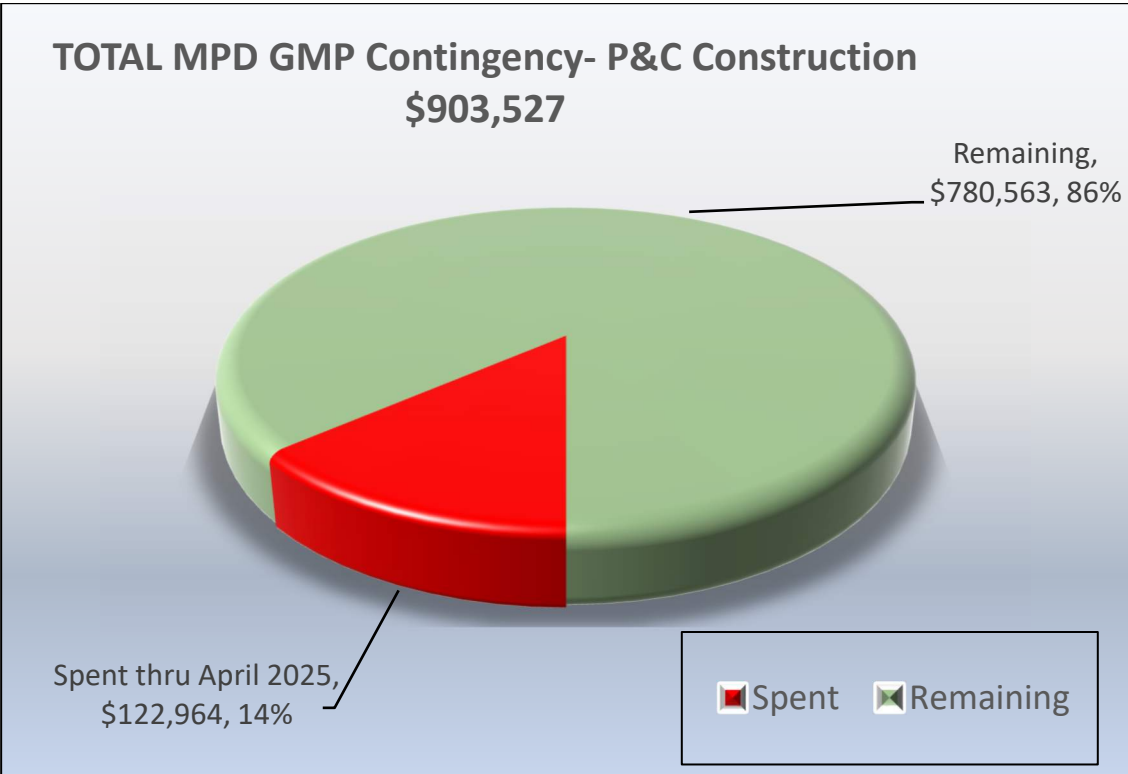
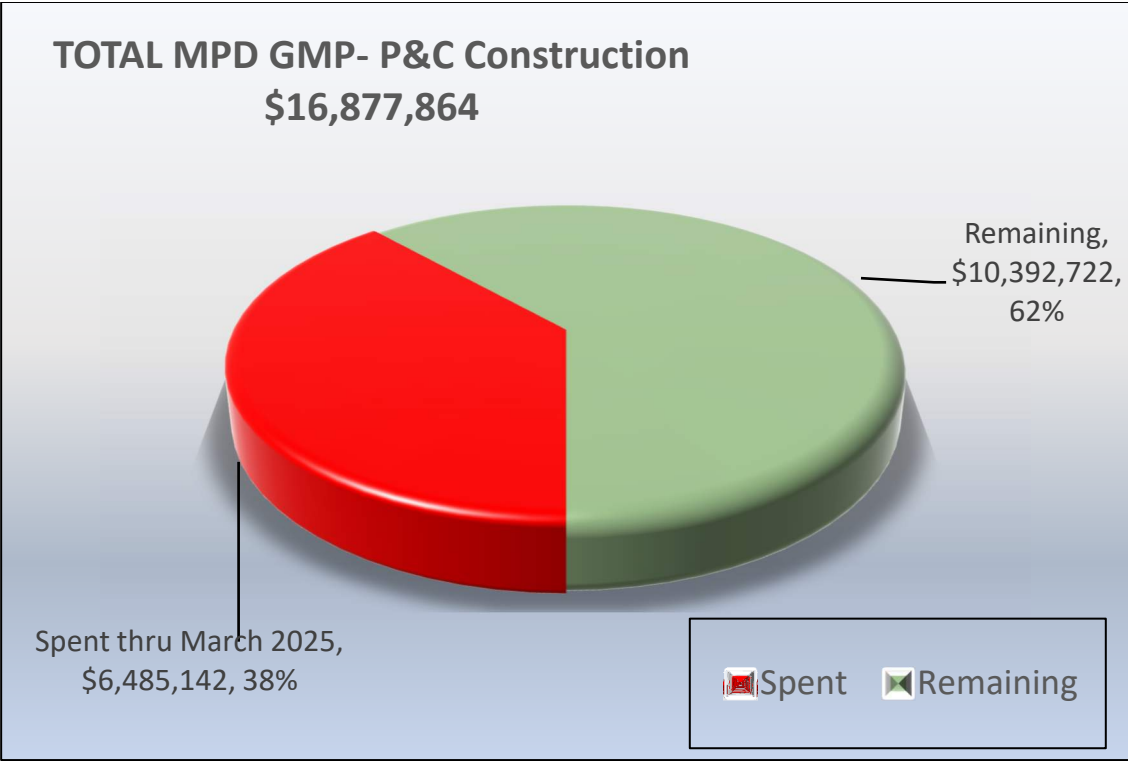
REPORT: City Council Update on New Police Facility

PREPARED BY: Joshua Dodson, Owner's Rep./Project Manager

- ☐ **1) Project Vitals:** 1.6-acre site, 17,832 SF single story new police facility located at old bowling alley property off 150 Grange Ave., project funded by \$16M bond plus other funding, Construction GMP contract is \$16,877,864, Project Budget is projected at \$22,025,709, construction complete by December 2025.
- ☐ **2) Project Team:** City of Molalla and Police Department, Joshua Dodson Owner's Rep., Mackenzie Architects, P&C Construction, NV5 for geotechnical and hazmat services, Elevate Cx for building commissioning services, Intertek/PSI for Special Inspections

☐ **3) Budget Status:**





❑ **4) Scope/Design Updates:**

Design Update from Mackenzie- “Mackenzie continues to provide construction administration support to assist P&C with questions/RFIs and reviewing product submittals. In addition, the design team has been making routine site visits to verify that the construction progress is aligned with the design in the construction documents. Most recently P&C and Mackenzie have collaborated on an alternate parapet roof detail to provide a significant cost savings to the project while maintaining the design aesthetics.” David Linton

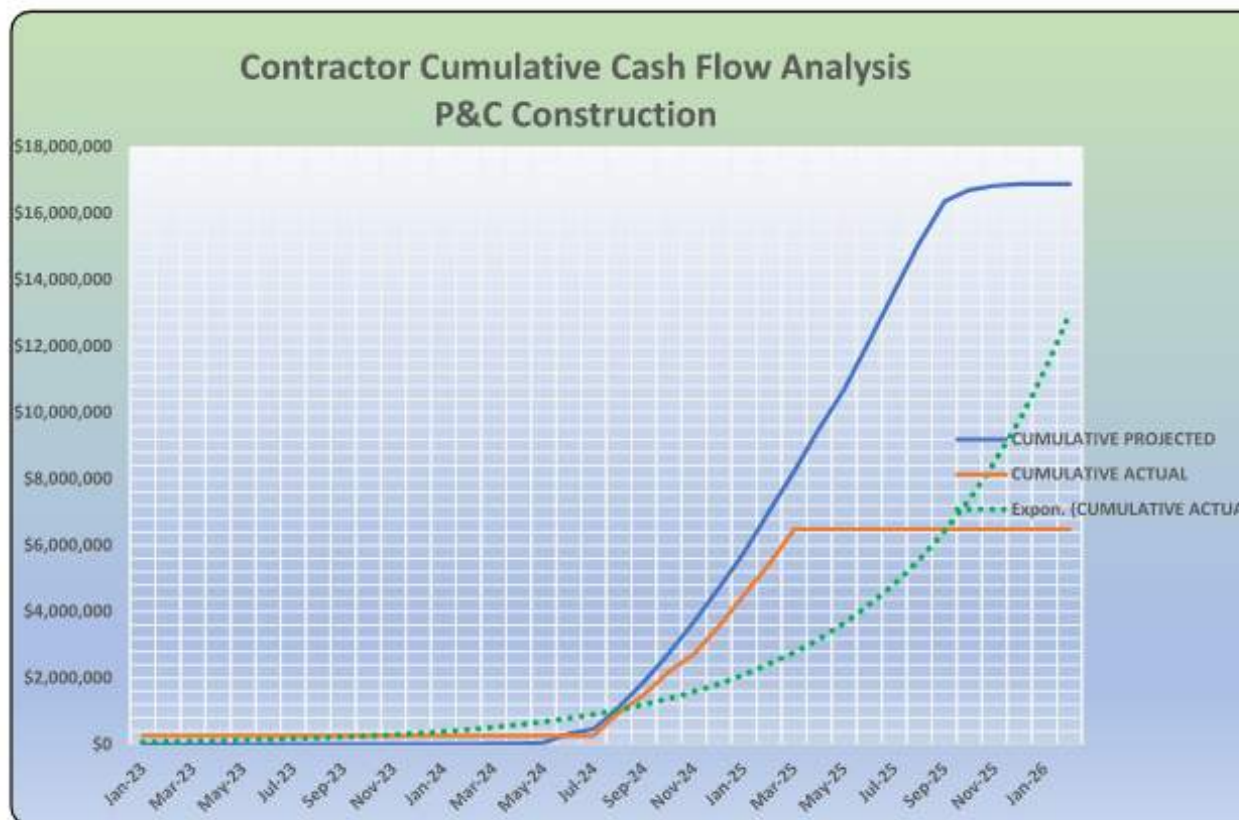
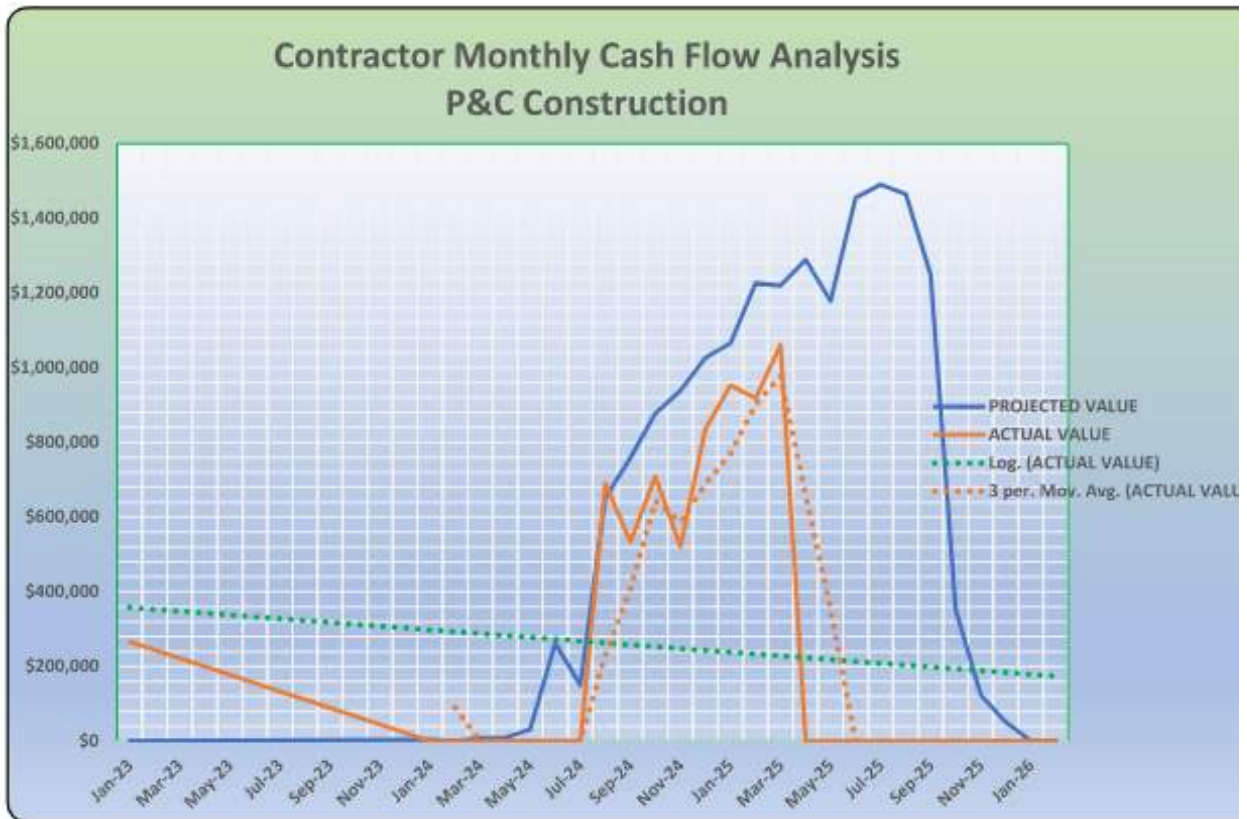
❑ **5) Construction Updates:**

Construction Updates from P&C Construction- “P&C Construction has reached a major milestone at the Molalla Police Department project, officially moving into the finishing stages of construction. With all structural components now fully completed, crews have transitioned their focus to detailed interior and exterior finishes. The project has entered this exciting phase, marking a significant step forward toward delivering a completed, modern facility for the Molalla community.” Jason Bragg

MOLALLA POLICE FACILITY DEVELOPEMENT TIMELINE

	2023	2024	2025
Spring/Summer 2023	November 2023	Q1'-Q2'2024	July 2024
August 2024	September 2024	October 2024	November 2024
December 2024	January 2025	February 2025	March 2025
April 2025	May 2025	June 2025	July 2025
August 2025	September 2025	October 29, 2025	Novemeber 2025
December 2025			
EWA -Early Work Amendment- Abatement/Demolition Old Bowling Alley Building/Site Prep	Bond Election- PASSED!	Design/Permitting	Site Mob.- Construction Begins
			Site demo & grading, excavate footings, foundations
			Concrete/Masonry stemwalls, MEP underground utilities
			Site utilities rock fill site and pad
			Pour slab on grade, storm detention system
			Exterior masonry, MEP rough in
			Interior masonry, structural steel and joists
			Low roof frame MEPS, and metal decking CLT, MEPS
			High roof, interior metal stud framing
			Low roofing and site walls
			Carport
			Interior
			Interior
			Interior
			Site improvements
			Closeout/Punch List
			Substantial Completion
			Final Completion

DATE: 4.28.2025					
CONTRACTOR CASH FLOW ANALYSIS					
MONTH/YEAR	PROJECTED VALUE	CUMULATIVE PROJECTED	ACTUAL VALUE	CUMULATIVE ACTUAL	COMMENTS
Jan-23	\$0	\$0	\$266,663	\$266,663	Pay App#1,2 and #2 retainage for early site demo package
Jan-24	\$4,500	\$4,500	\$0	\$266,663	
Feb-24	\$0	\$4,500	\$0	\$266,663	
Mar-24	\$8,960	\$13,460	\$0	\$266,663	
Apr-24	\$8,960	\$22,420	\$0	\$266,663	
May-24	\$30,980	\$53,400	\$0	\$266,663	Pay App#3 is named Pay App#2 RETENTION
Jun-24	\$262,230	\$315,630	\$0	\$266,663	
Jul-24	\$149,370	\$465,000	\$0	\$266,663	
Aug-24	\$650,000	\$1,115,000	\$689,819	\$956,482	Pay App#4 through 8/30/2024
Sep-24	\$758,898	\$1,873,898	\$533,124	\$1,489,606	Pay App#5 through 9/30/2024
Oct-24	\$877,258	\$2,751,156	\$707,697	\$2,197,303	Pay App#6 through 10/31/2024
Nov-24	\$938,459	\$3,689,615	\$521,172	\$2,718,475	Pay App#7 through 11/30/2024
Dec-24	\$1,026,143	\$4,715,758	\$834,783	\$3,553,258	Pay App#8 through 12/31/2024
Jan-25	\$1,066,125	\$5,781,883	\$952,936	\$4,506,194	Pay App#9 through 1/31/2025
Feb-25	\$1,226,489	\$7,008,372	\$918,130	\$5,424,324	Pay App#10 through 2/28/2025
Mar-25	\$1,219,889	\$8,228,261	\$1,060,818	\$6,485,142	Pay App#11 through 3/31/2025
Apr-25	\$1,288,962	\$9,517,223	\$0	\$6,485,142	
May-25	\$1,178,532	\$10,695,755	\$0	\$6,485,142	
Jun-25	\$1,455,000	\$12,150,755	\$0	\$6,485,142	
Jul-25	\$1,489,552	\$13,640,307	\$0	\$6,485,142	
Aug-25	\$1,465,225	\$15,105,532	\$0	\$6,485,142	
Sep-25	\$1,248,975	\$16,354,507	\$0	\$6,485,142	
Oct-25	\$349,875	\$16,704,382	\$0	\$6,485,142	
Nov-25	\$122,682	\$16,827,064	\$0	\$6,485,142	
Dec-25	\$50,800	\$16,877,864	\$0	\$6,485,142	
Jan-26	\$0	\$16,877,864	\$0	\$6,485,142	
Feb-26	\$0	\$16,877,864	\$0	\$6,485,142	
GMP	\$16,877,864		\$6,485,142		



❑ 6) Interesting Things/Challenges:

- a) Working in high water table
- b) Grange Street work
- c) Good neighbors- Foothills and Molalla Communications
- d) Used very little GMP contingency
- e) Potential project savings forecast this summer

❑ 7) Pictures:



Figure 1- 5.1.2025- Team walk post weekly meeting- at building entry



Figure 2- 5.1.2025- Inside lobby looking out main entry



Figure 3- 5.1.2025- Holding cells



Figure 4- 4.25.2025- New carport structure



Figure 5- 4.25.2025 inside Sally Port



Figure 6- 4.4.2025 Team walk with Police and Ham Radio folks



Figure 7- 4.14.2025 Shipping containers placed



Figure 8- Visit to Columbia Basalt Rock Quarry near Corbett

END OF REPORT





CITY OF MOLALLA

Staff Report

Agenda Category: PUBLIC COMMENT

Agenda Date: Wednesday, May 14, 2025

Submitted by: Christie Teets, City Recorder

Approved by: Dan Huff, City Manager

SUBJECT: Urban Growth Boundary Comment Submission - Corwin DiMeo-Ediger

ATTACHMENTS:

[Written Comment - Planning Commission Meeting.pdf](#)

From: [Dan Zinder](#)
To: [Christie Teets](#)
Subject: FW: Written Comment - Planning Commission Meeting
Date: Wednesday, May 7, 2025 1:08:21 PM

Christie,

This comment is addressed to both CC and PC so it should appear as general public comment in next week's meeting.

Best,
Dan Zinder
503.759.0226

From: Corwin DiMeo-Ediger <corwinjde@gmail.com>
Sent: Wednesday, May 7, 2025 12:21 PM
To: Community Planner <communityplanner@cityofmolalla.com>
Subject: Re: Written Comment - Planning Commission Meeting

And sorry i copied the wrong details. The correct comment is below. Please ignore the original email.

ATTN: Planning Commission Meeting, Molalla City Council

My name is Corwin DiMeo. My wife and I live south of town in what is technically sub area 5 as defined by the Urban Growth Boundary (UGB) proposal presented on April 22nd. We live in a house built by the Dibble family in the 1800s and still pick fruit from the same orchard that they planted after they settled the area. We love our home, our community, and the land where we live. As such, I am compelled to share my initial concerns with the current UGB proposal. Particularly with respect to the prioritization of the southern exception lands and sub areas 1 through 7. I know there will be future opportunities to provide testimony, surveys, and objections but I feel that it is important to provide feedback as early as possible.

While I fully understand that exception lands must be prioritized in the planning process. Sub areas 1-7 are practically misaligned with Molalla's growth goals and are also broadly incompatible with Oregon's Goal 14 urbanization guidelines and mandated considerations. Sub areas 3, 4, and 5 in particular present significant challenges and risks to ensuring cost effective, methodical city expansion.

For context, the southern sub areas 1-7 are a patchwork of varying rural properties with single family homes. There are small city sized lots, 2 acre lots, 5 acre lots, and a number of larger parcels as well. These are generational farms, ranches, agricultural businesses, historic homes, ancient oak groves, wetlands, watershed, and other sensitive habitat. This area holds tremendous social, economic, and ecological significance.

The Goal 14 urbanization guidelines which are meant to "provide for an orderly and efficient transition from rural to urban land use, to ensure efficient use of land, and to provide for

livable communities” are fundamentally at odds with the selection of the exception lands and southern sub areas as the priority for expansion.

First: sub areas 1-7 do not **efficiently accommodate identified land needs; as prescribed:** these sub areas include the largest number of individual land owners with highly diverse parcel sizes of various current uses. There is a distinct lack of large contiguous or connected parcels which could efficiently accommodate residential housing of any density. Cost effective expansion into these areas would be wholly dependent on annexation of major boundary parcels to ensure adjoining acreage could also potentially be incorporated.

Secondly: these areas are not conducive to the **orderly and economic provision of public facilities and services:** the diversity of lot sizes and layout of individual parcels all but guarantees a disjointed patchwork of annexed land which complicates transportation, public safety, and provision of city services. These sub areas are old farms, ranches, and grandfathered residential lots. There are a litany of boundary and property rights issues which would need to be individually adjudicated including: dated and poorly recorded easements, a maze of access and utility rights; many of which involve adjoining properties, incorrect boundary markers, shared wells, flag lots, and others. There is no path of least resistance for efficient expansion into these lands. Furthermore, securing utility easements and organizing annexation of contiguous, connected parcels would be prohibitively time consuming, expensive, and burdensome.

Third: **the comparative environmental, energy, economic, and social consequences of developing these areas vastly outweigh the potential benefits:** Development of these areas would expedite the destruction of generational farms & local history. The proposed expansion area includes century farms, ranches, and historic homes, some of which were built by the founding families of Molalla. There is also an acute environmental impact not outlined in the current plan. These sub areas include large swaths of Bear Creek, year round wetlands, ponds, ancient oak groves, century old sequoias, and sensitive parts of the Molalla River watershed. Development would invariably harm critical habitat which supports the health of the Molalla River. Acknowledging that the prioritization process applies different weights and values metrics to agricultural lands of certain soil types, it is still dishonest to classify the exception lands as more appropriate for development because their ecological value is not fully linked to agricultural outputs.

Lastly: there is a stark **incompatibility of the proposed urban uses with nearby agricultural and forest activities:** Focusing on the exception lands in the concentrated southern sub areas will place the burden of traffic, congestion, construction, public safety, and pollution, on a single concentrated rural population. South Molalla ave, Sawtell, and Mathias are already dangerous due to the mixture of agricultural vehicle traffic, increasing congestion by motorists bypassing 211/213, pedestrians, and bikers.

In summary, prioritization of these areas is impractical and does not align with mandatory urbanization considerations. It disproportionately harms the largest number of individual landowners, would be unnecessarily ecologically destructive, and would be catastrophic for rural quality of life in the communities south of town.

Ignoring the reality of these issues opens the current plan to credible objection and appeal if it moves forward as proposed.

Thank you,

Corwin DiMeo-Ediger



CITY OF MOLALLA

Staff Report

Agenda Category: GENERAL BUSINESS

Agenda Date: Wednesday, May 14, 2025

Submitted by: Dan Zinder, Senior Planner

Approved by: Dan Huff, City Manager

SUBJECT: Urban Growth Boundary Presentation and Discussion (Corthell/Zinder)

FISCAL IMPACT: None.

RECOMMENDATION/RECOMMENDED MOTION:

Staff solicits feedback from Council on the study area. Feedback specific to subareas would be particularly valuable.

BACKGROUND:

The City has adopted Steps 1-5 from our Sequential Review Workplan:

Step 1: Sequential Review Workplan Approval

Step 2: Housing Needs Analysis (HNA)

Step 3: Housing Production Strategy (HPS)

Step 4: Economic Opportunities Analysis (EOA)

Step 5: Efficiency Measures

These initial steps have provided the City with data that inform our residential and employment land needs in the 20-year growth period. With this work behind us, we have entered Step 6 of the workplan: defining the study area for our Urban Growth Boundary (UGB) amendment and selecting subareas for a UGB amendment to meet our residential land need and potentially employment land needs. Our consultant, 3J Consulting, is contracted to complete this background work along with Goal 14 findings for the proposed study area by mid-June, 2025. A second meeting, that provides these findings and incorporates feedback from the Planning Commission, City Council and the Public will happen in June.

The City held a public townhall-style meeting on April 22, 2025 and presented to the Planning Commission on May 7th, 2025. Staff has included the presentation given at the Planning Commission meeting for your review in the agenda packet, as well as larger maps showing the study areas. Staff anticipates a presentation from the consultant that is substantially the same as the one given at that meeting but additionally incorporates feedback from the Planning Commission meeting. Regarding the maps, subareas 1-7 correspond with the non-resource “exception” lands that State Law prioritizes first for UGB expansions. The City anticipates that these subareas will be able to accommodate the needed residential land. Notably, Subarea 1 is Ivor Davies Park. While Staff

recommends that it is brought into the UGB and subsequently annexed, the land is deed-restricted as parkland, and there are no planned changes to its status as parkland.

Notably, House Bill 2001 compels cities and towns to bring in the requisite land to meet the 20-year housing need. There is not a corresponding requirement to bring in employment lands immediately to meet longer-term future needs.

ATTACHMENTS:

[Exhibit A: Urban Growth Boundary Study Area Presentation](#)

[Exhibit B: Exception Lands Subarea Map 1](#)

[Exhibit C: Exception Lands Subarea Map 2](#)



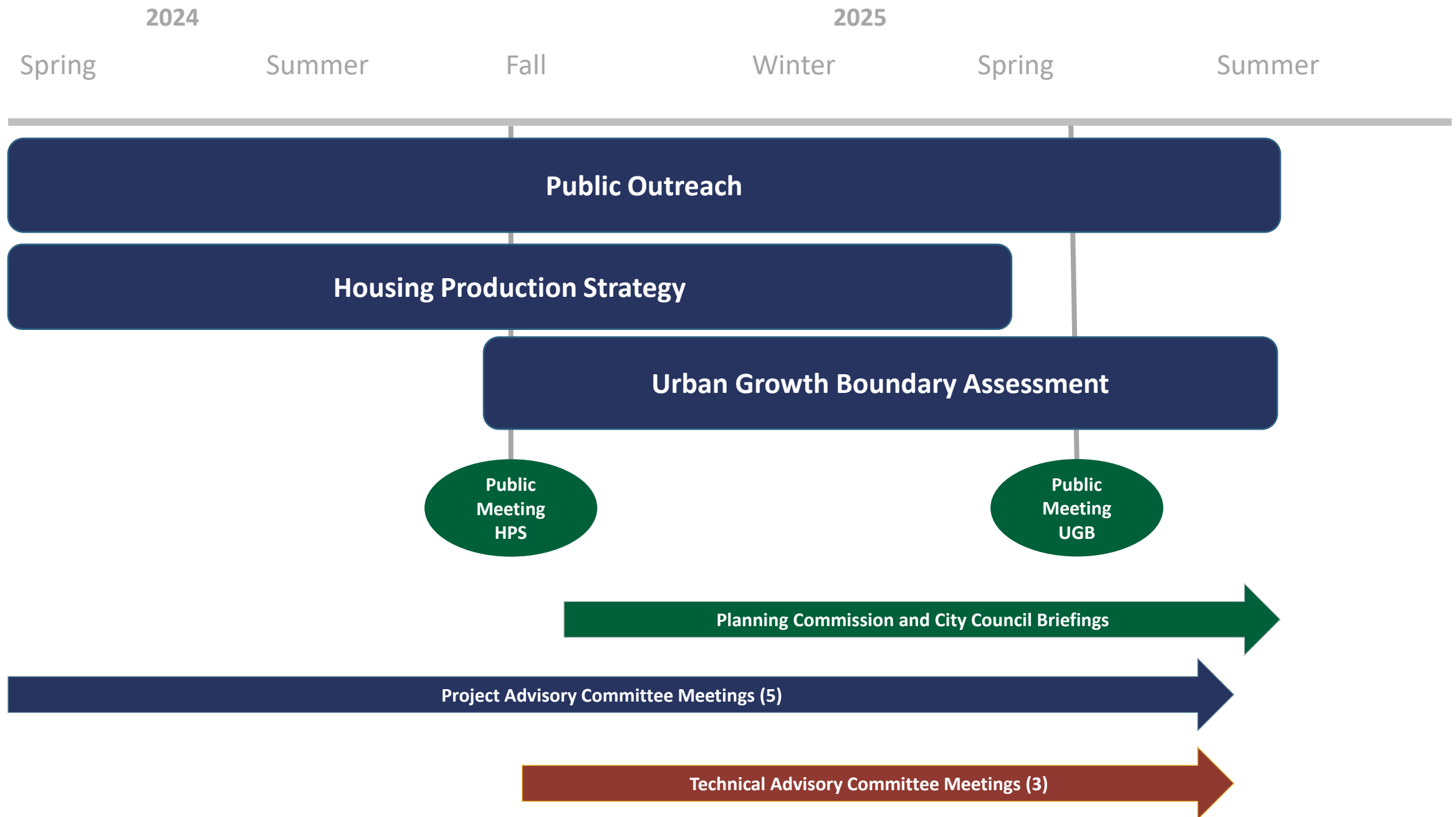
Housing Production Strategy & Urban Growth Boundary Expansion Project

UGB Planning Commission Work Session
May 7th 2025, 6:30pm – 8:30pm



Agenda

- Project Overview
- UGB Expansion Process
 - Why is the UGB being update?
 - Economic Opportunities Analysis (2025)
 - Housing Needs Analysis (2022)
 - Housing Production Strategy (2025) & Efficiency Measures (2025)
 - Forming an expansion Study Area and Priorities
 - Statewide Planning Goal 14 Location Factors
- Next Steps



UGB Expansion

Urban Growth Boundary FAQ for Public Mtg

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.

UGBs are a tool of Oregon's Land Use Planning Program designed to:

- Preserve agricultural lands, forests, open spaces, protect urban investments, and to control urban sprawl.
- Motivate cities and developers to think about available areas already in the UGB before converting farm, forest, and open spaces to urban uses.
- Prevents urban sprawl, while accommodating the next 20 years of land demand for housing, jobs, parks, and recreational needs.

UGB Expansion Process

The UGB expansion process is governed by Statewide Planning Goal 14:

- Establish land need for housing (HNA) and employment (EOA) – *Complete*
- Enact “efficiency measures” to reduce land need – *Complete*
- Create preliminary and final study area– *Complete*
- Establish parcel prioritization– *Complete*
- Establish subareas– *Draft*
- Apply Goal 14 location factors– *May 2025*

Land Need for Housing

- Population forecasted to be 15,660 (5,432 new people) with housing need of 1,996 new units between 2023 and 2042
 - Assumed 60.82 net acres of vacant/buildable/infill potential land inside the UGB
- Developments in the pipeline (287 units) completed after the HNA
- Additional vacant/buildable/infill potential land inside the UGB (42.6 acres) created through recent rezoning
- Remaining housing need = **928** units across **182.29** residential acres (R1,R2)

Land Need for Employment

- Job estimates 860 - 1,730 over 20-year period
- Goal is to accommodate:
 - 2 sites >20 acres
 - 4 sites 10-20 acres
 - 4 sites 5-10 acres

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	11	11	0	0	11	11
5 acres (+/-)	4	20	2	10	6	30
10 acres (+/-)	1	10	3	30	4	40
20 acres (+/-)	0	0	2	40	2	40
30 acres (+/-)	0	0	0	0	0	0
TOTAL:	16 Sites	41 Acres (+/-)	7 Sites	80 Acres (+/-)	23 Sites	121 Acres (+/-)

Source: Oregon Employment Department, Molalla, Johnson Economics LLC

Create Preliminary Study Area

To establish a preliminary study area, the City must include:

- Draw 1-mile buffer beyond the UGB – 660-024-0065 (1) (b) (B)
- Draw 1.5-mile buffer to extend potential exception lands – 660-024-0065(2)(b)(B)

Preliminary Study Area

Study Area Buffers

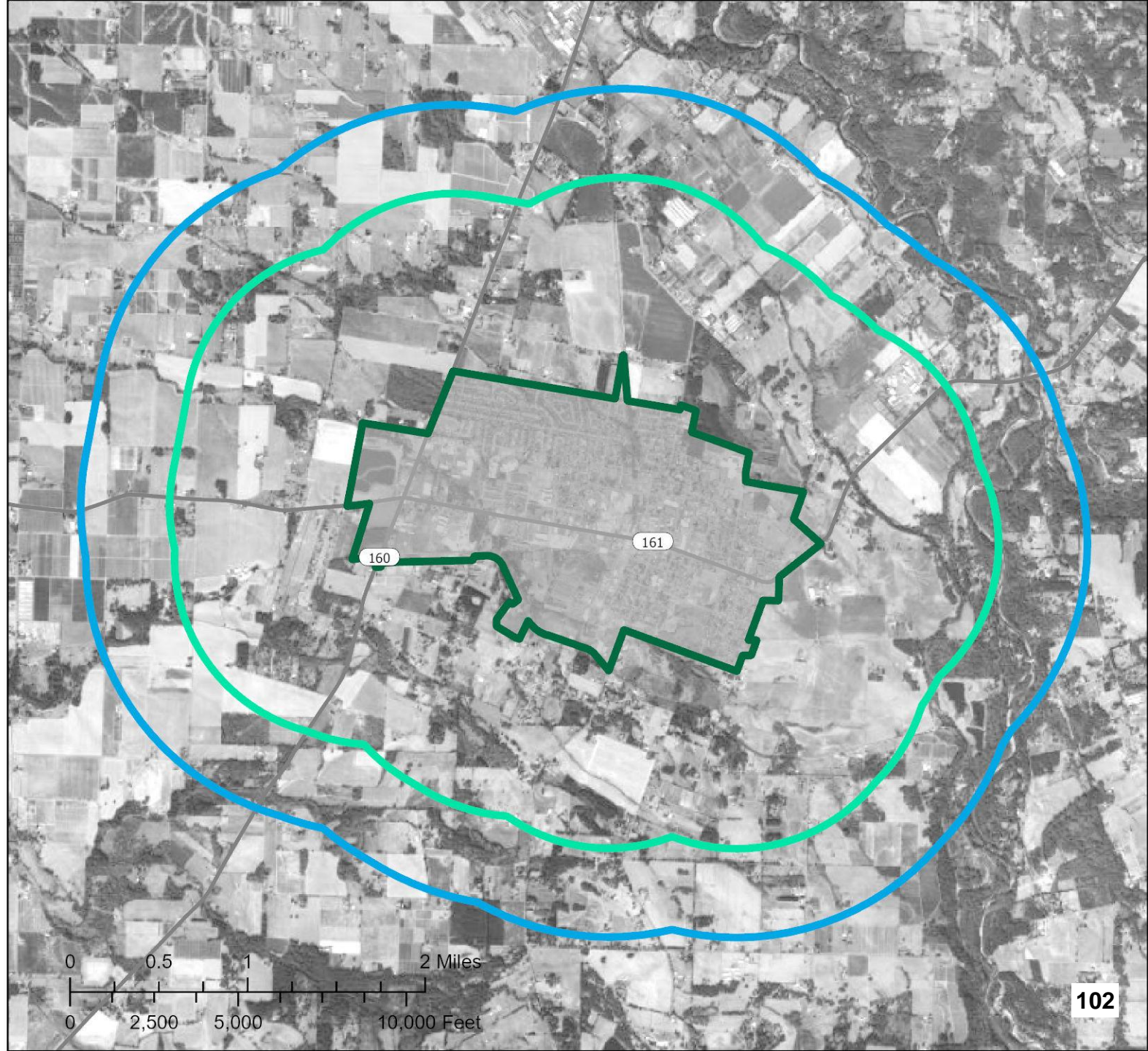
1-Mile



1.5-Miles



Existing UGB



Land Exclusions

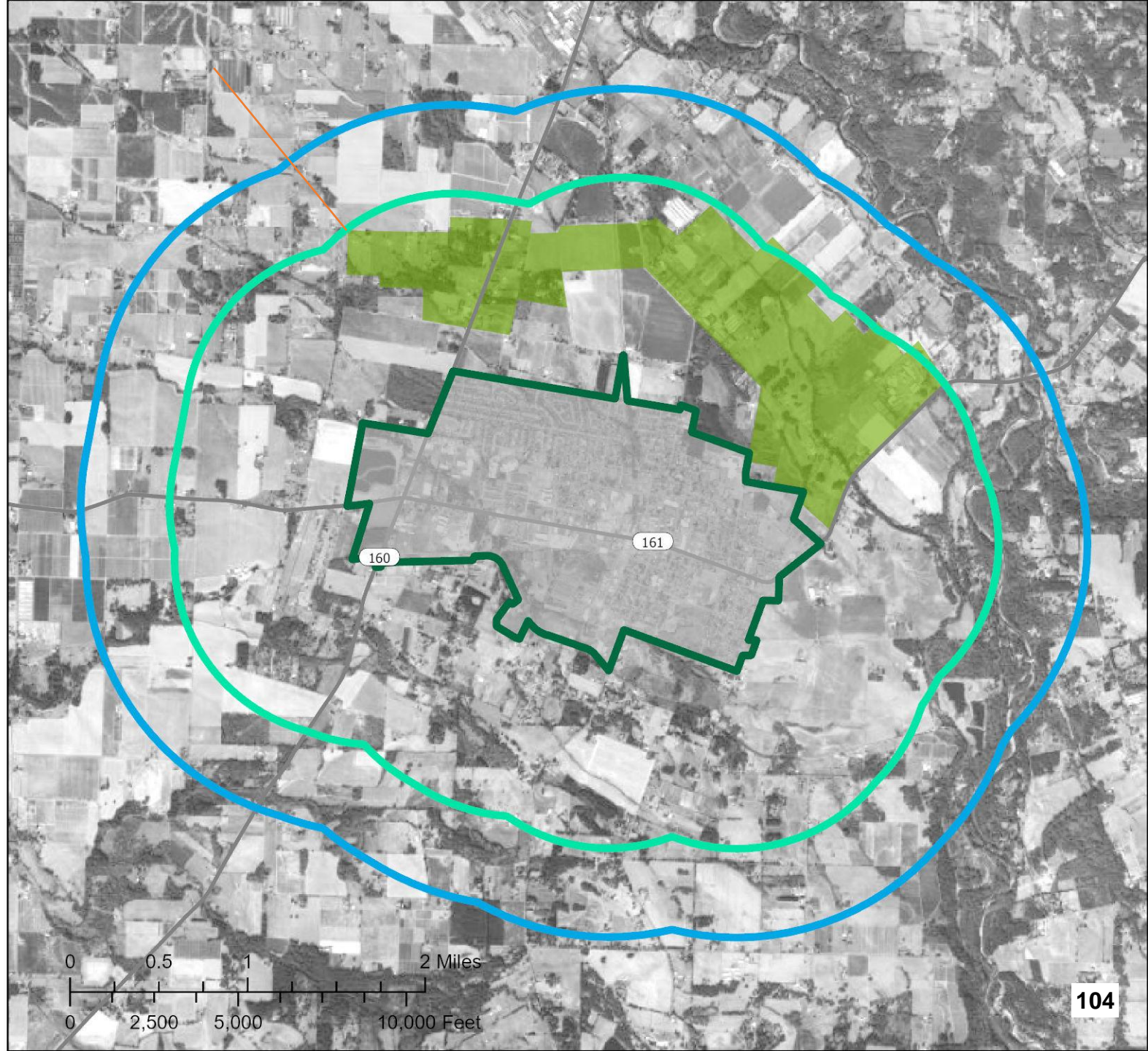
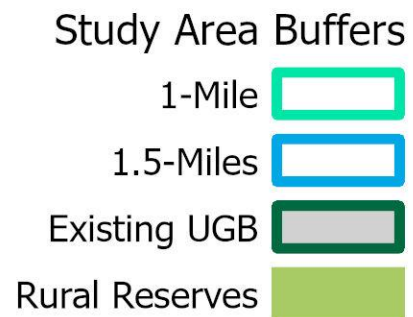
The City may exclude lands that:

- 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

The study area must include at least twice the amount of land needed for the deficiency.

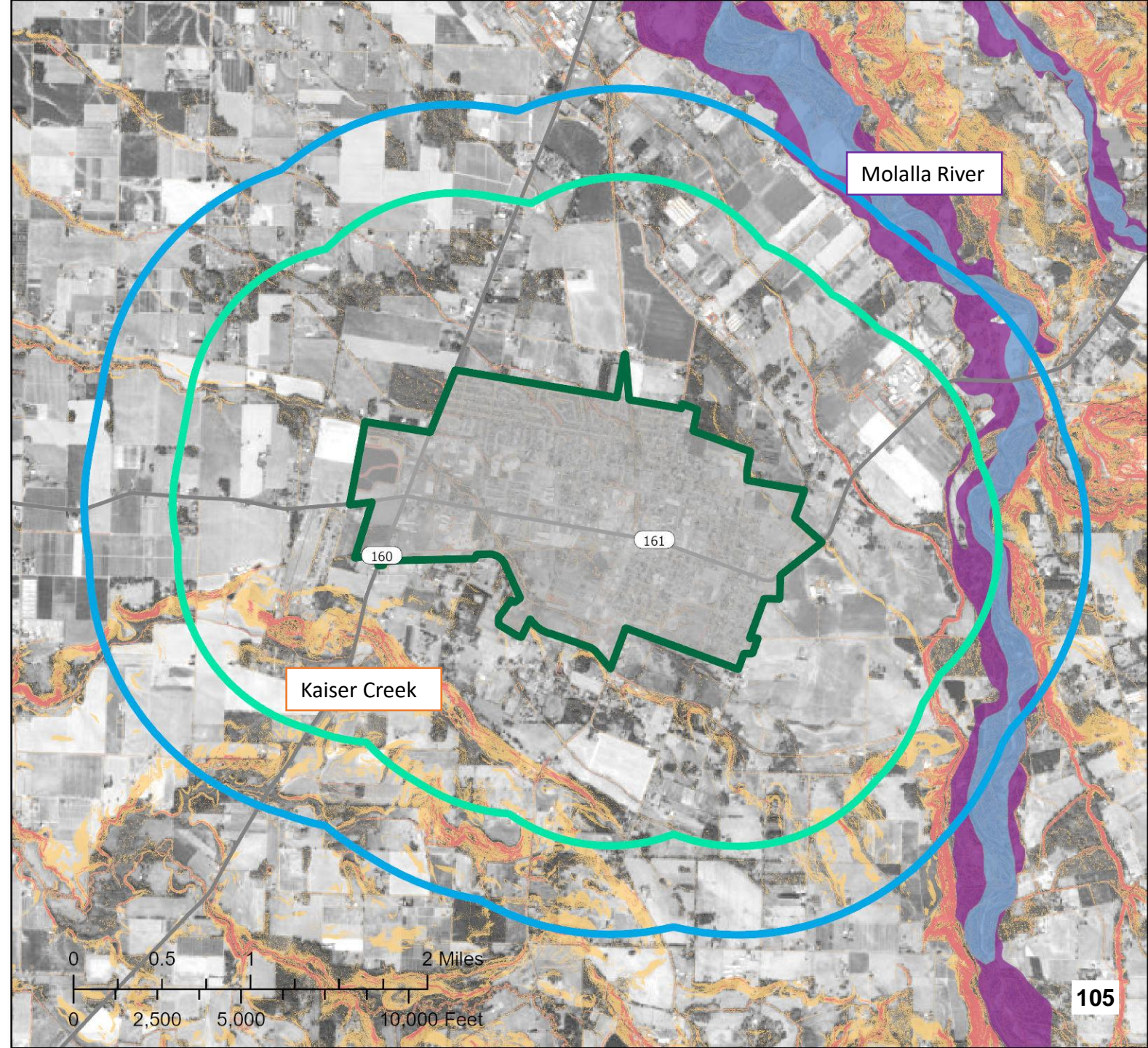
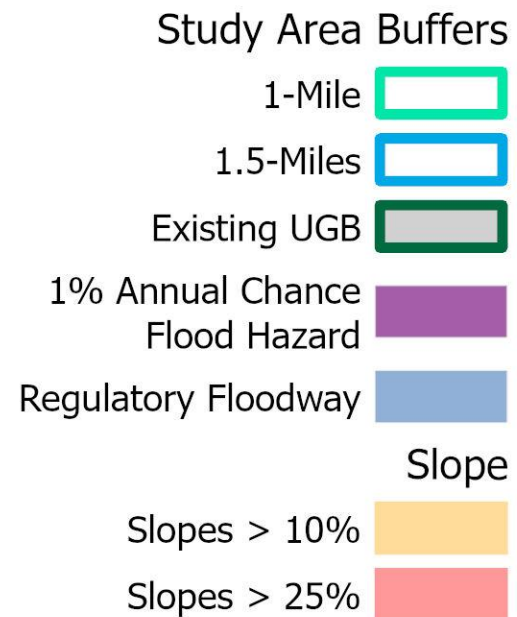
Land Exclusions

Rural Reserves



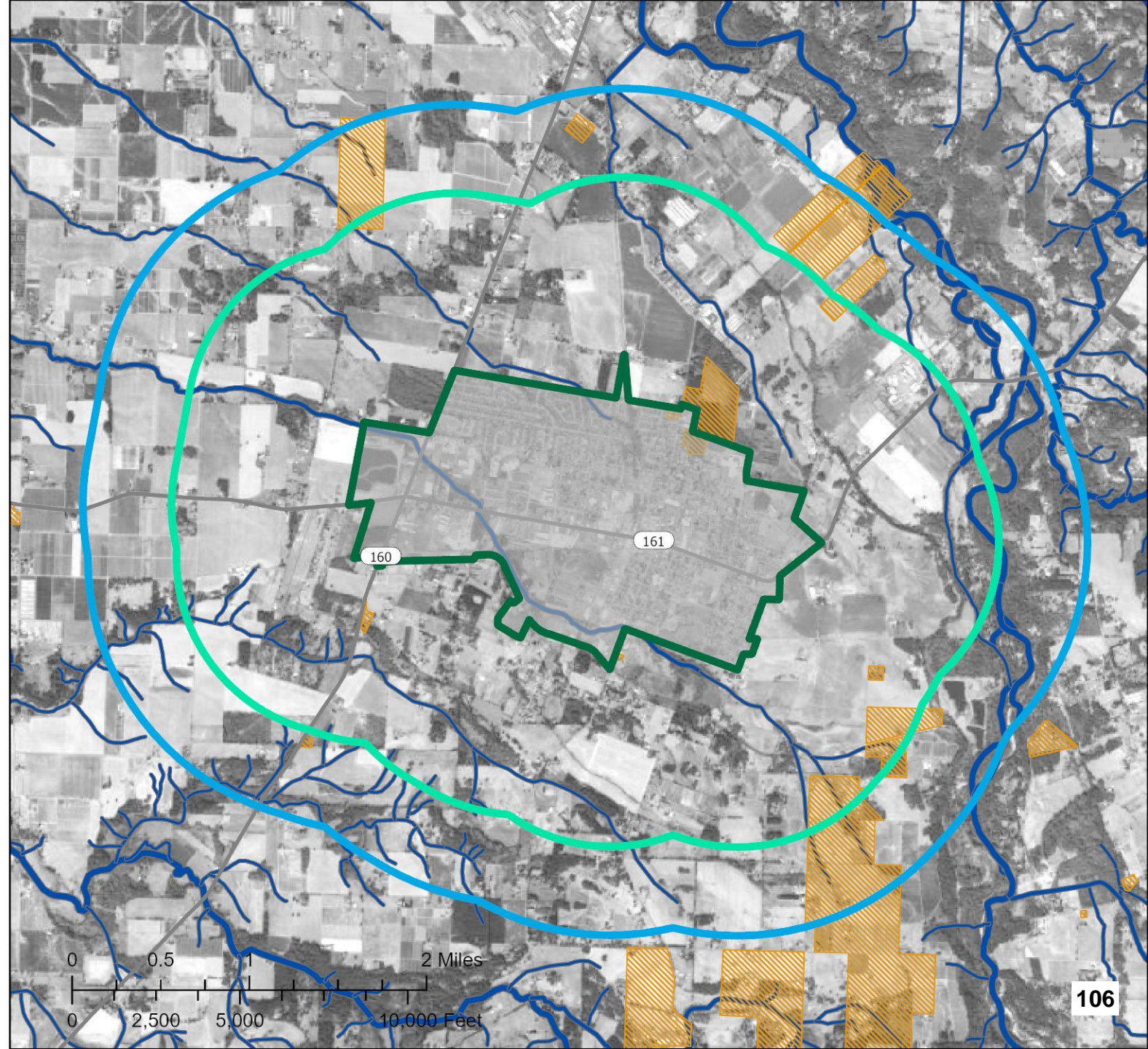
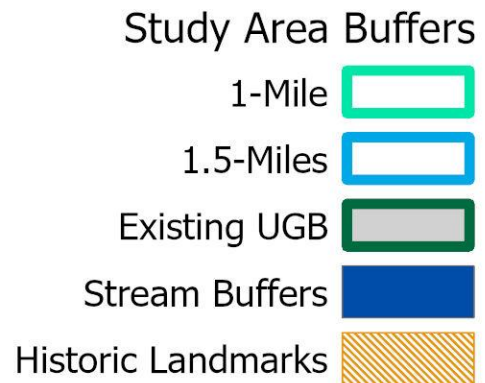
Land Exclusions

Major Rivers and Slopes



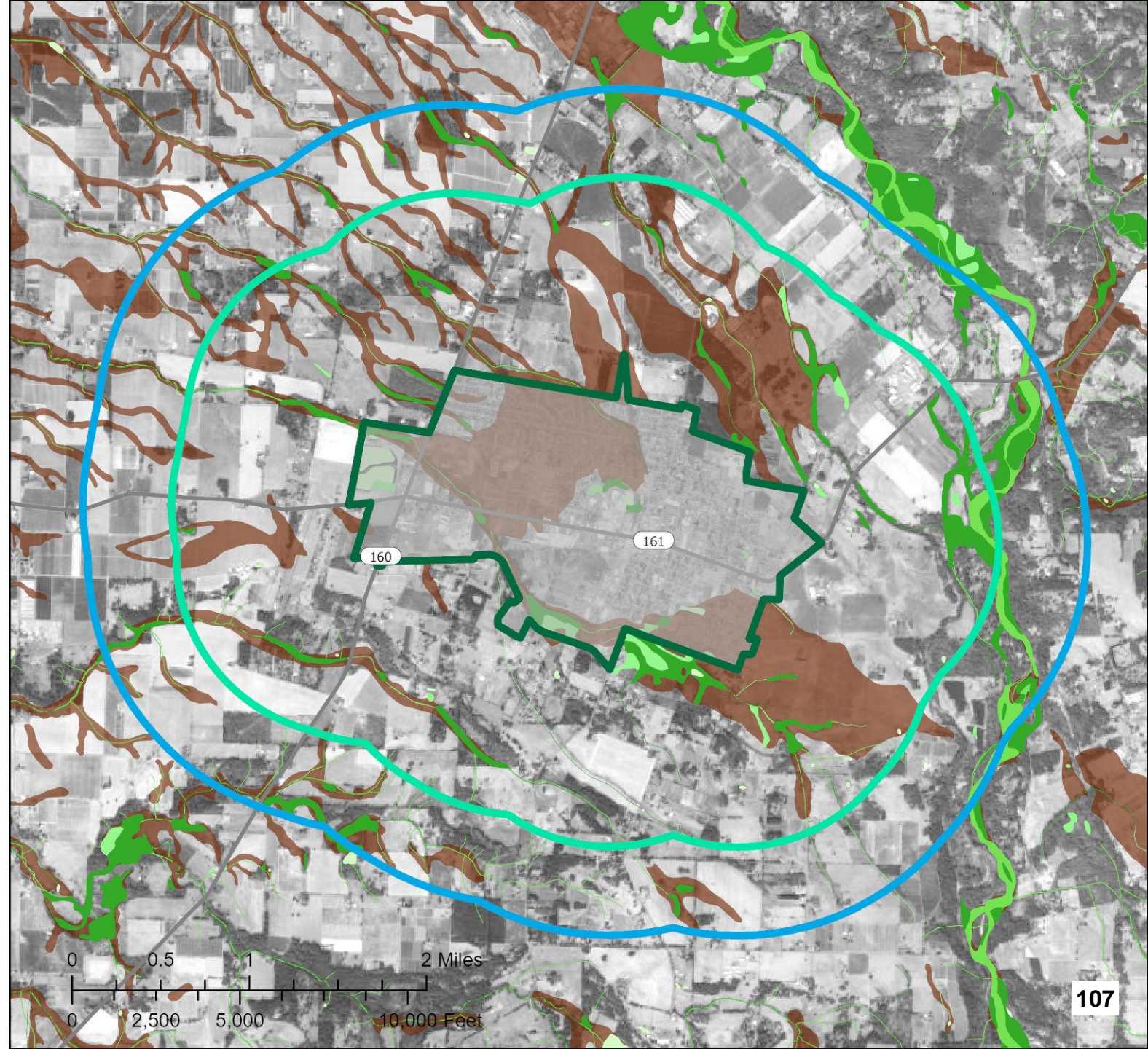
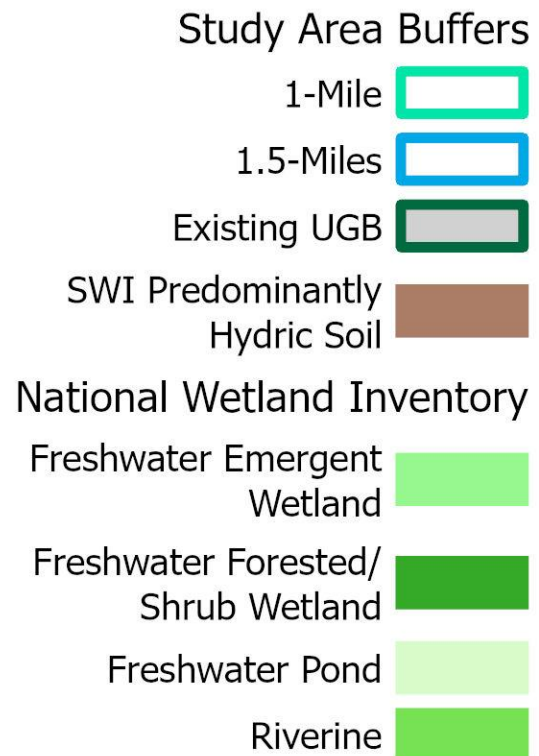
Land Exclusions

Historic Landmarks



Land Exclusions

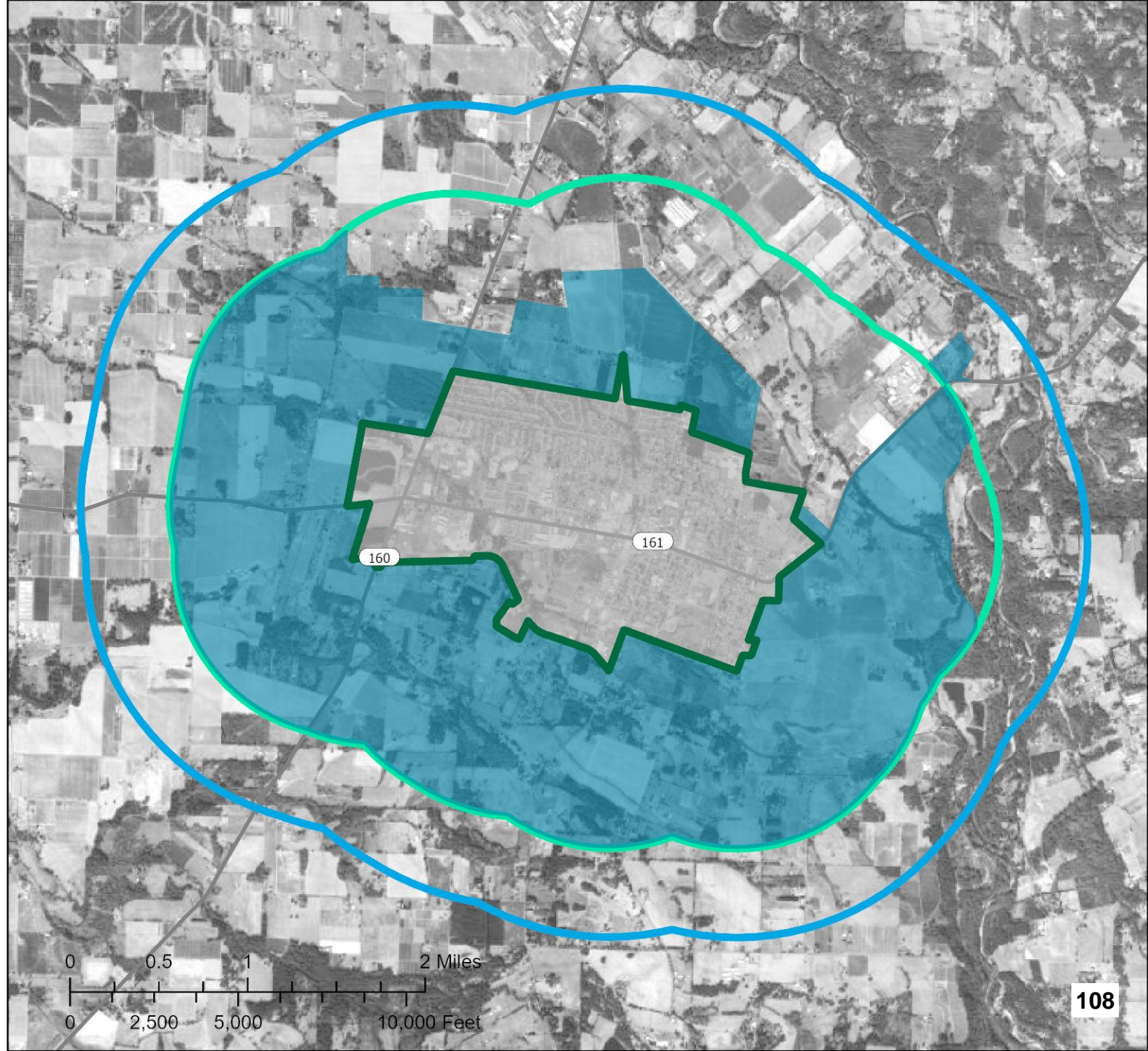
Wetlands



Final Study Area

Study Area Buffers

- 1-Mile
- 1.5-Miles
- Existing UGB
- Study Area



Parcel Prioritization

Priorities for UGB Inclusion

1st Priority

- Urban reserves (none), exception lands (approximately 580 southern acres)

2nd Priority

- Marginal lands (none)

3rd Priority

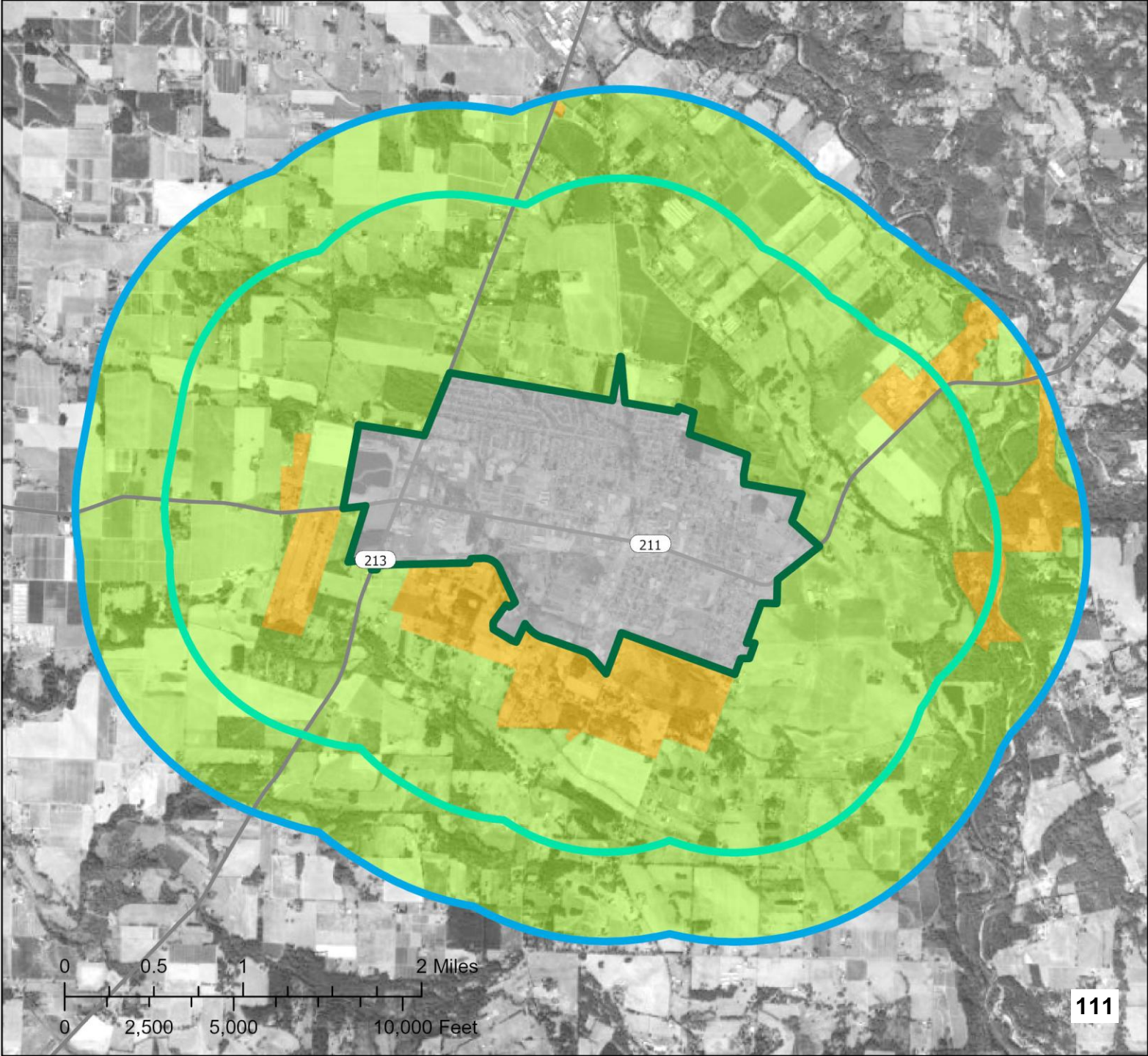
- Resource lands that are not high value farmland

4th Priority

- Resource lands that are high value farmland, including prime and unique soils

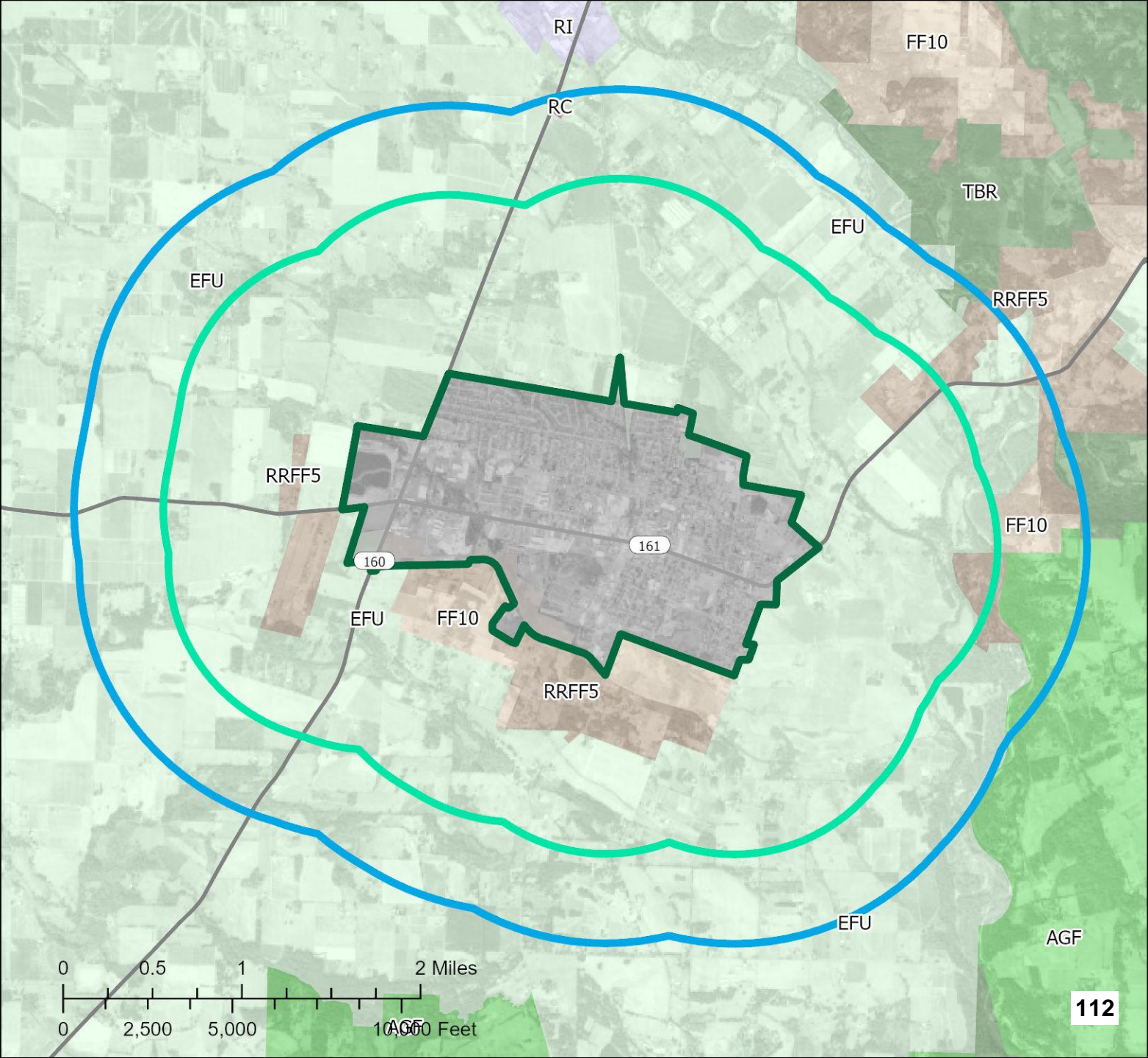
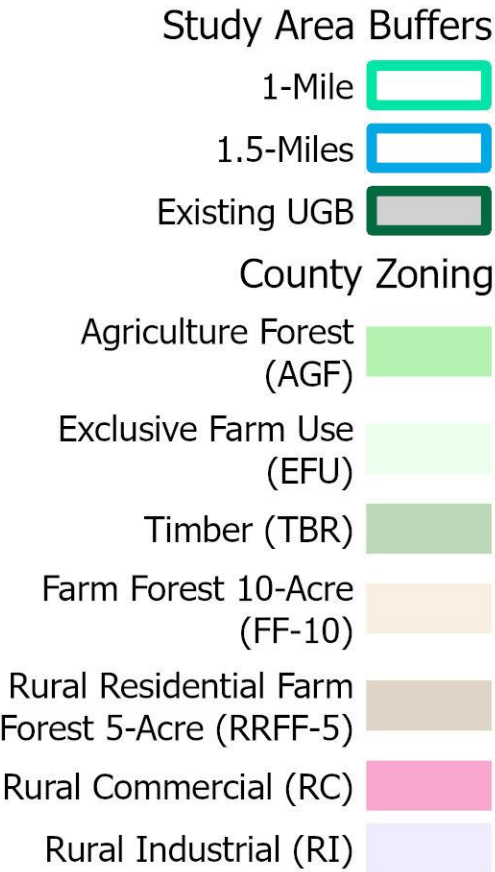
Parcel Prioritization

Exception Lands



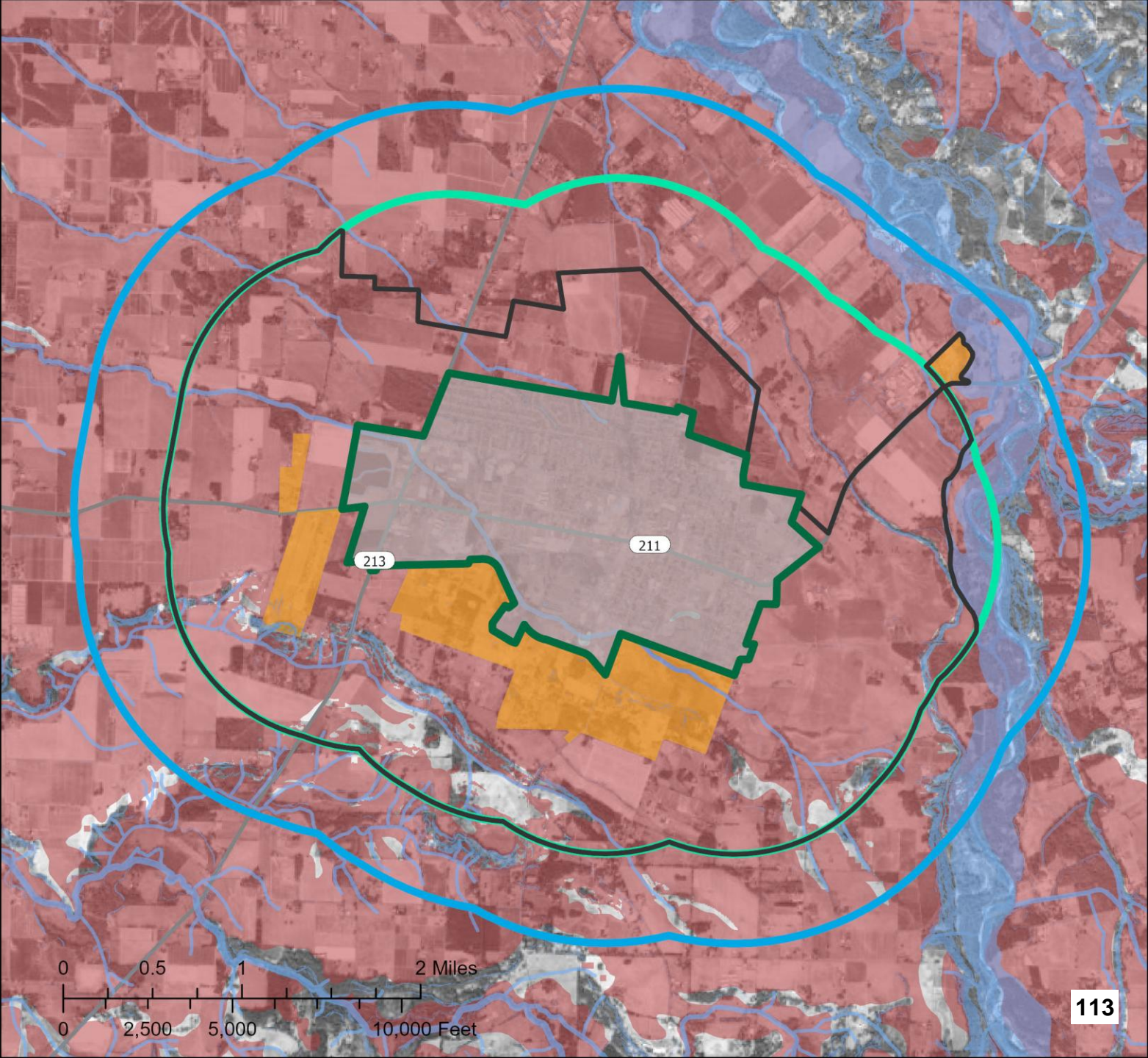
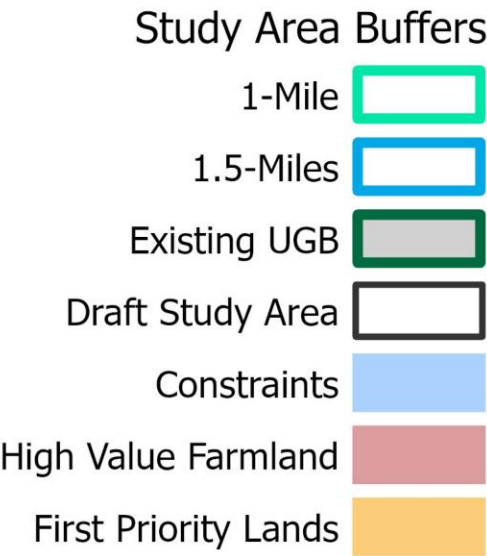
Parcel Prioritization

County Zoning



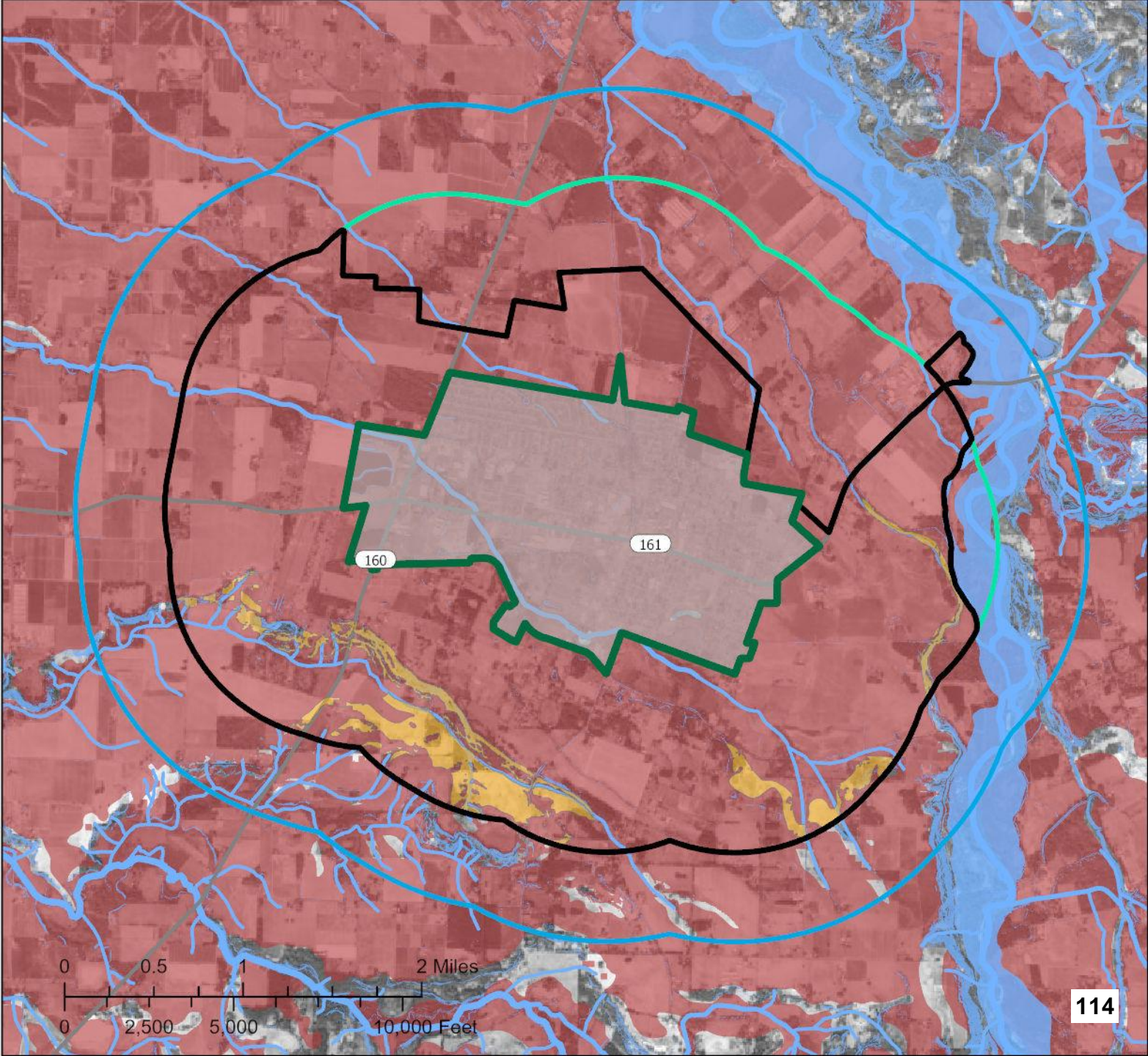
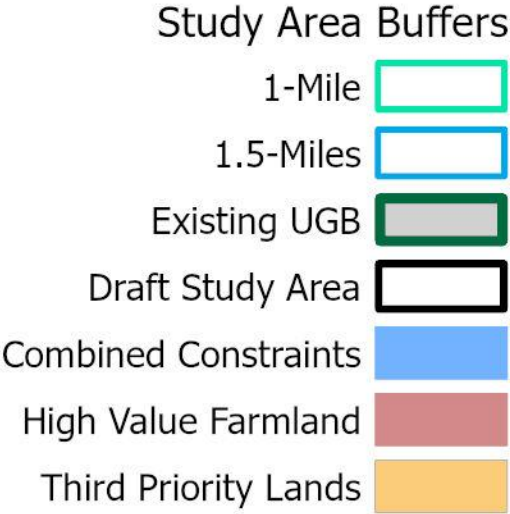
Parcel Prioritization

First Priority



Parcel Prioritization

Third Priority



High Value Farmland

ORS 195.300 (a) – High value farmland, mix of

ORS 215.710 (1) – **Prime**, Unique, Class I and II

ORS 215.710 (2) – **High Value Crops** (outside of Willamette Valley)

ORS 215.710 (3) – **Subclass III and IV** (Willamette Valley)

ORS 215.710 (4) – Subclass III and IV (Coast)

ORS 215.710 (5) – soil study done by property owner

ORS 215.710 (6) – states to use 2007 soil survey

ORS 195.300 (b) – Subclass III and IV (Coast)

ORS 195.300 (c) – **Irrigation on resource land**

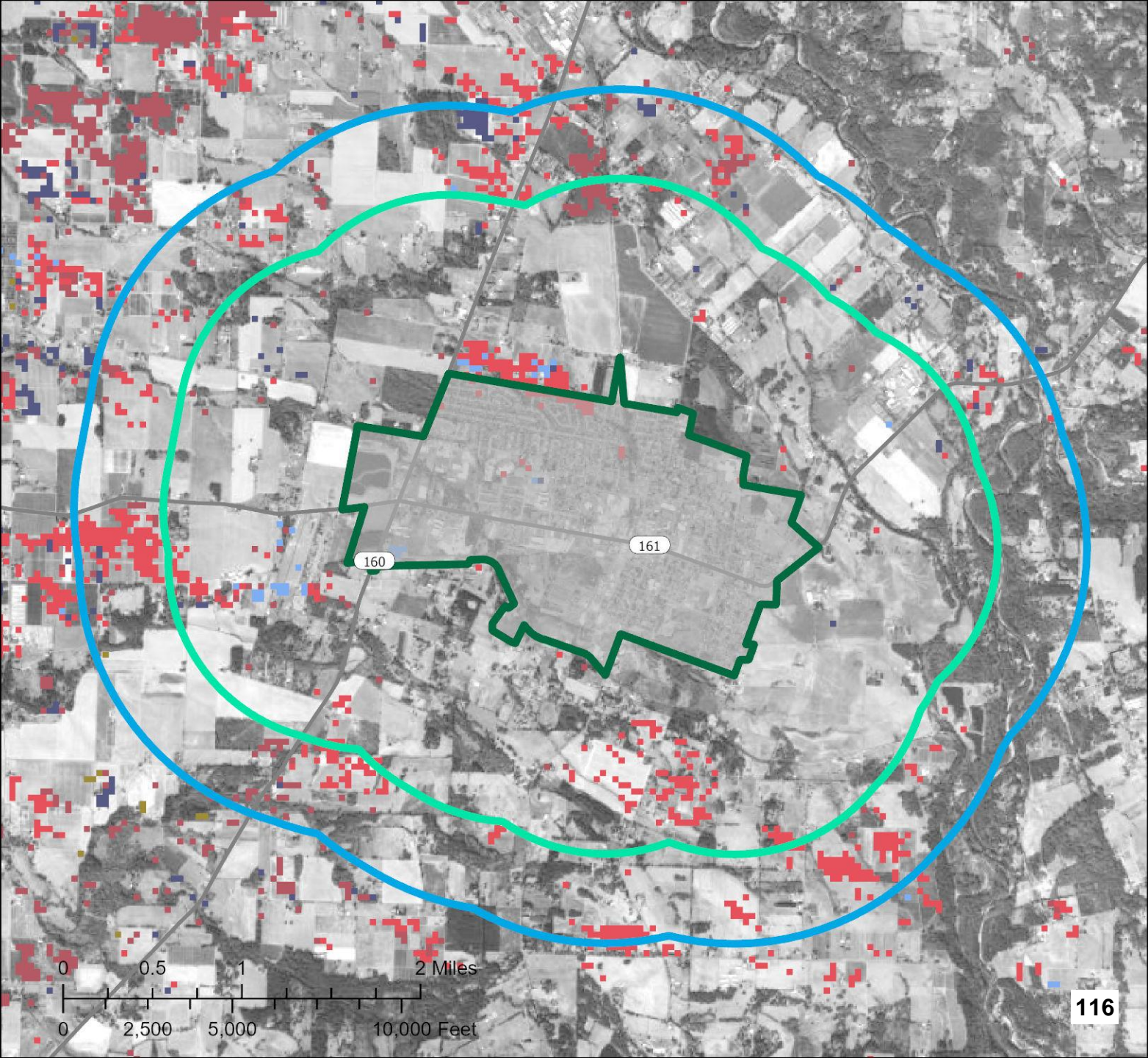
ORS 195.300 (d) – **Presence of grapes**

ORS 195.300 (e) – **Viticulture – lower elevation**

ORS 195.300 (f) – Viticulture – higher elevation

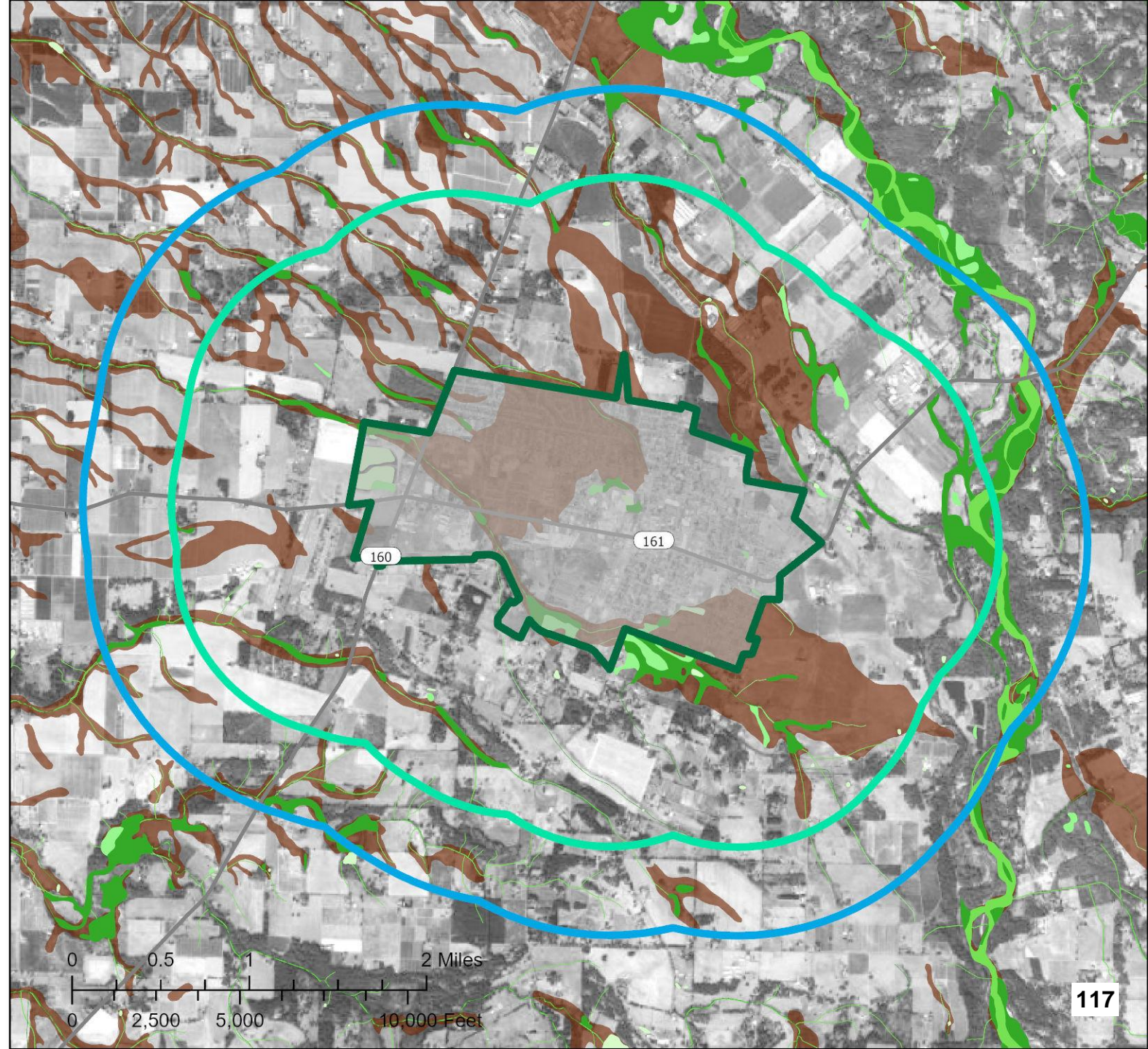
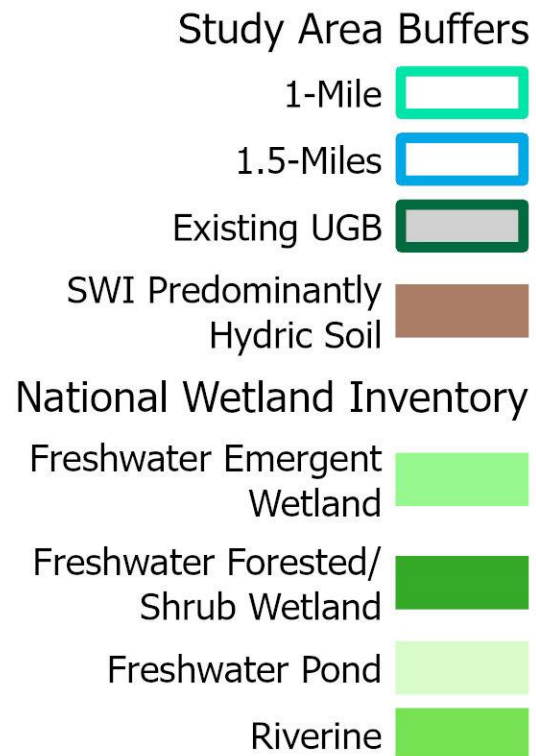
Parcel Prioritization

High Value Crops

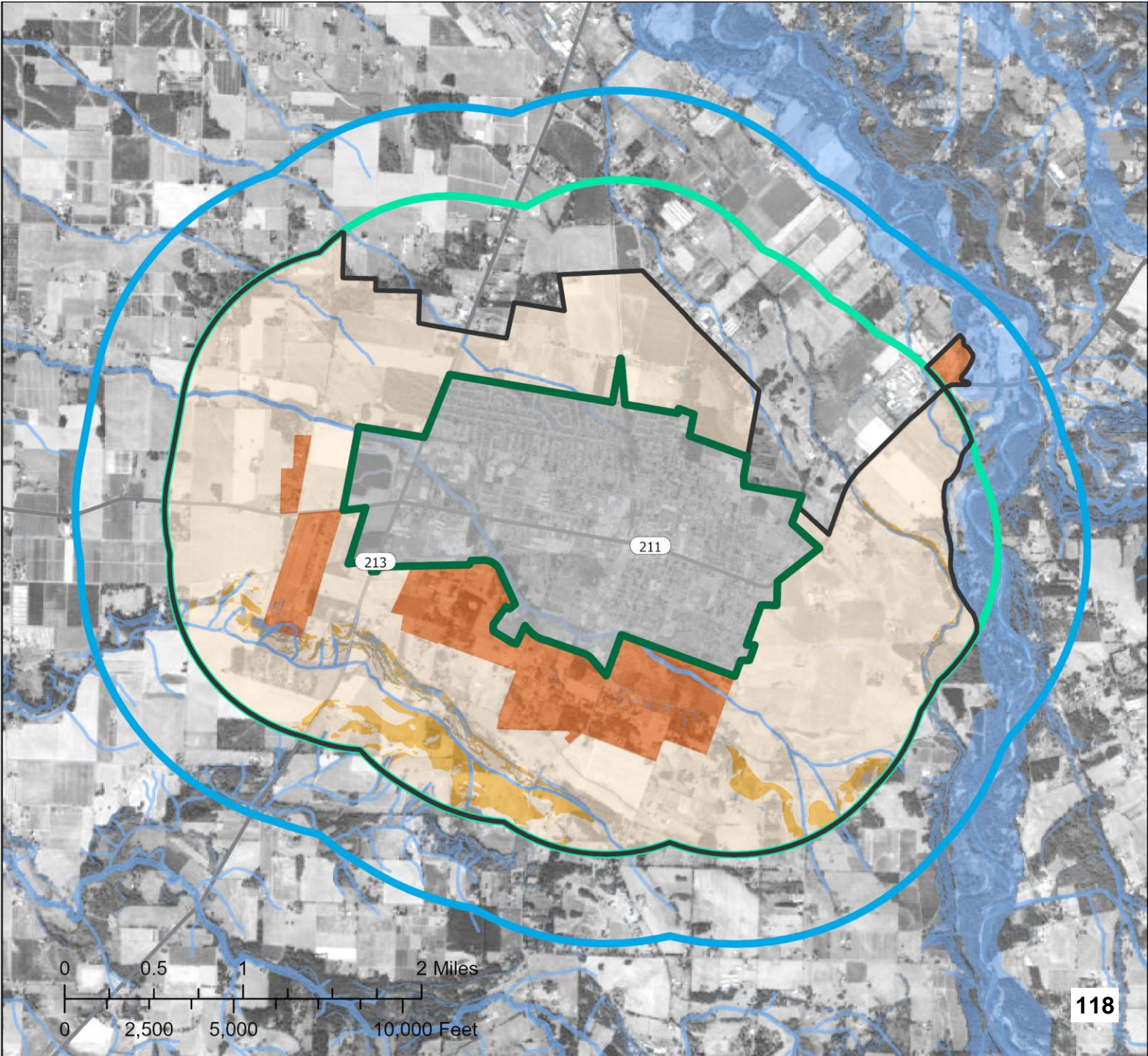
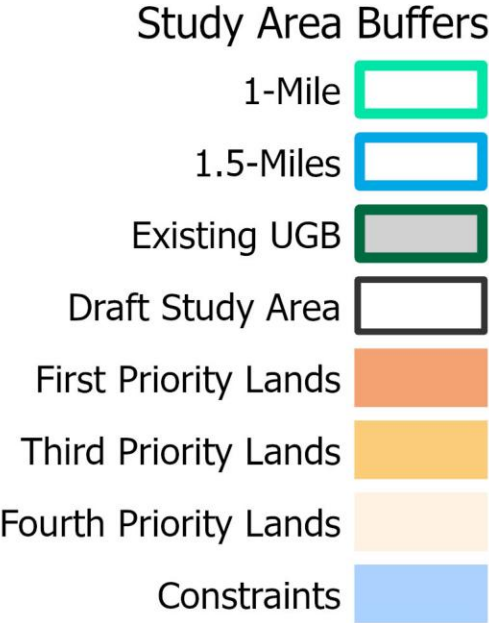


Land Exclusions

Wetlands Impact Priority



Final UGB Study Area



Study Area Analysis

Study Area Analysis

Apply suitability criteria:

- Parcelization (parcels 2-acres or less) or existing development patterns (location of existing structures and infrastructure)
- Land subject to natural resources protections under Statewide Planning Goal 5
- For industrial uses, land with more than 10 percent slope or smaller than 5 acres
- For industrial uses or public facilities, land that does not have required specific site characteristics
- Land subject to a conservation easement that prohibits urban development
- Public park, church, school, or cemetery, or land within the boundary of an airport designated for airport uses

Study Area Analysis

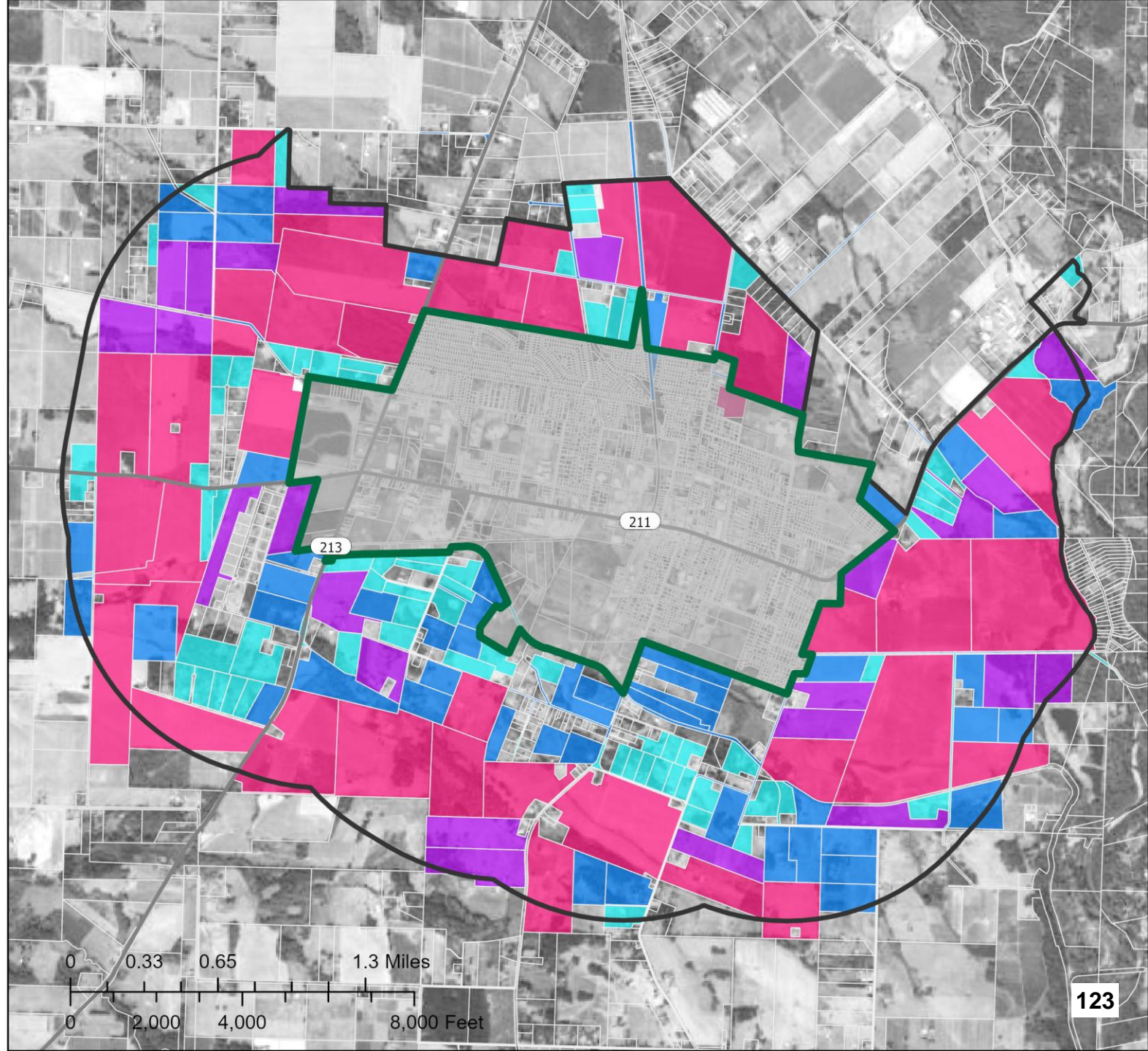
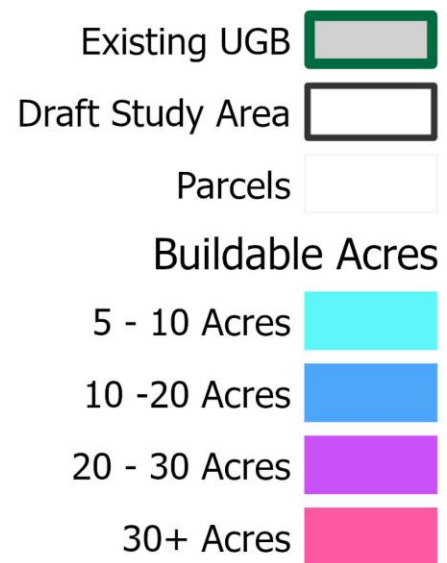
Apply the Goal 14 boundary location factors:

1. Efficient accommodation of land needs
2. Orderly and economic provision of public facilities and services
3. Comparative Environmental, Economic, Social and Energy Consequences
4. Compatibility with nearby agricultural and forest activities

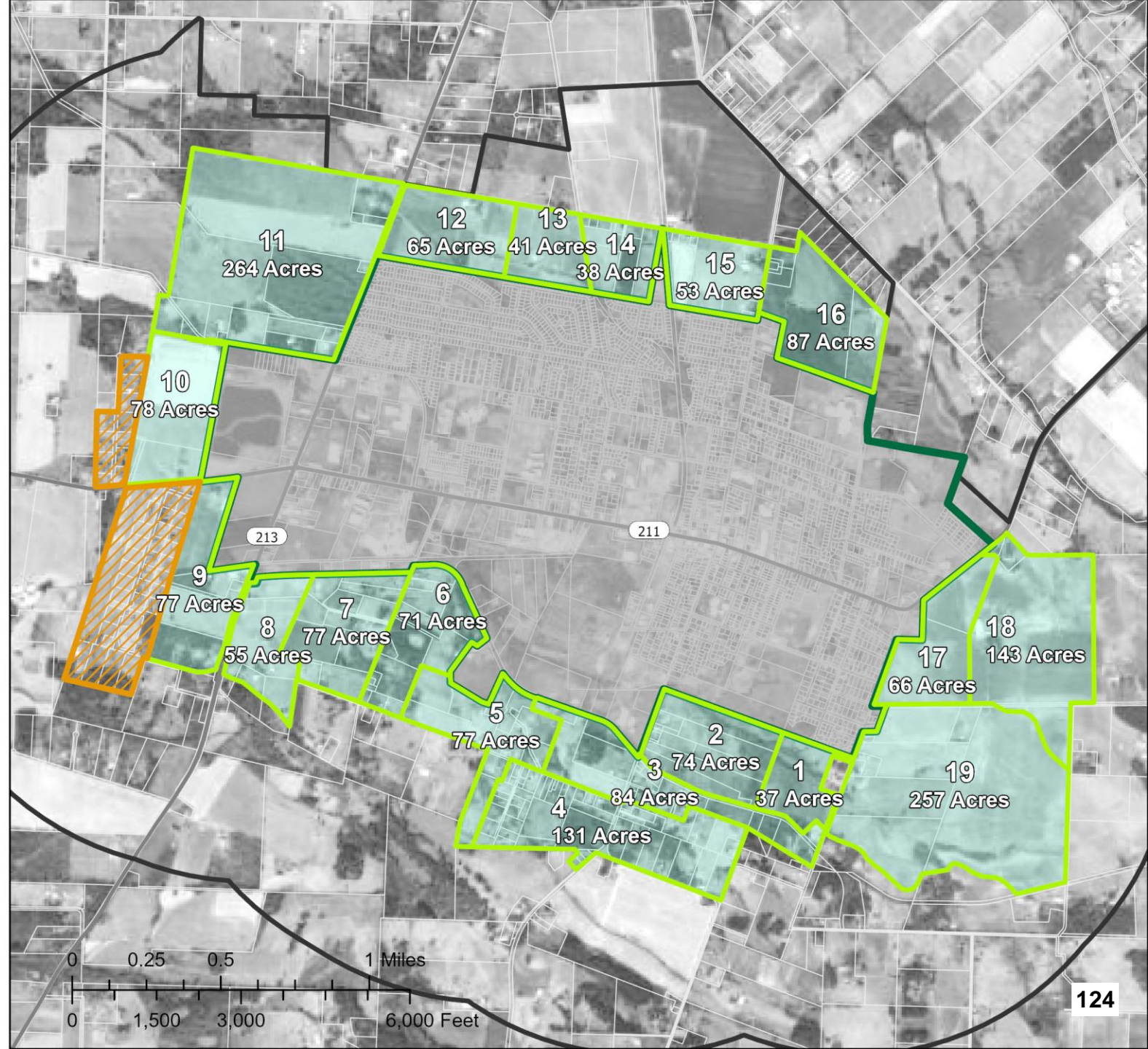
Subarea Analysis: Residential Need



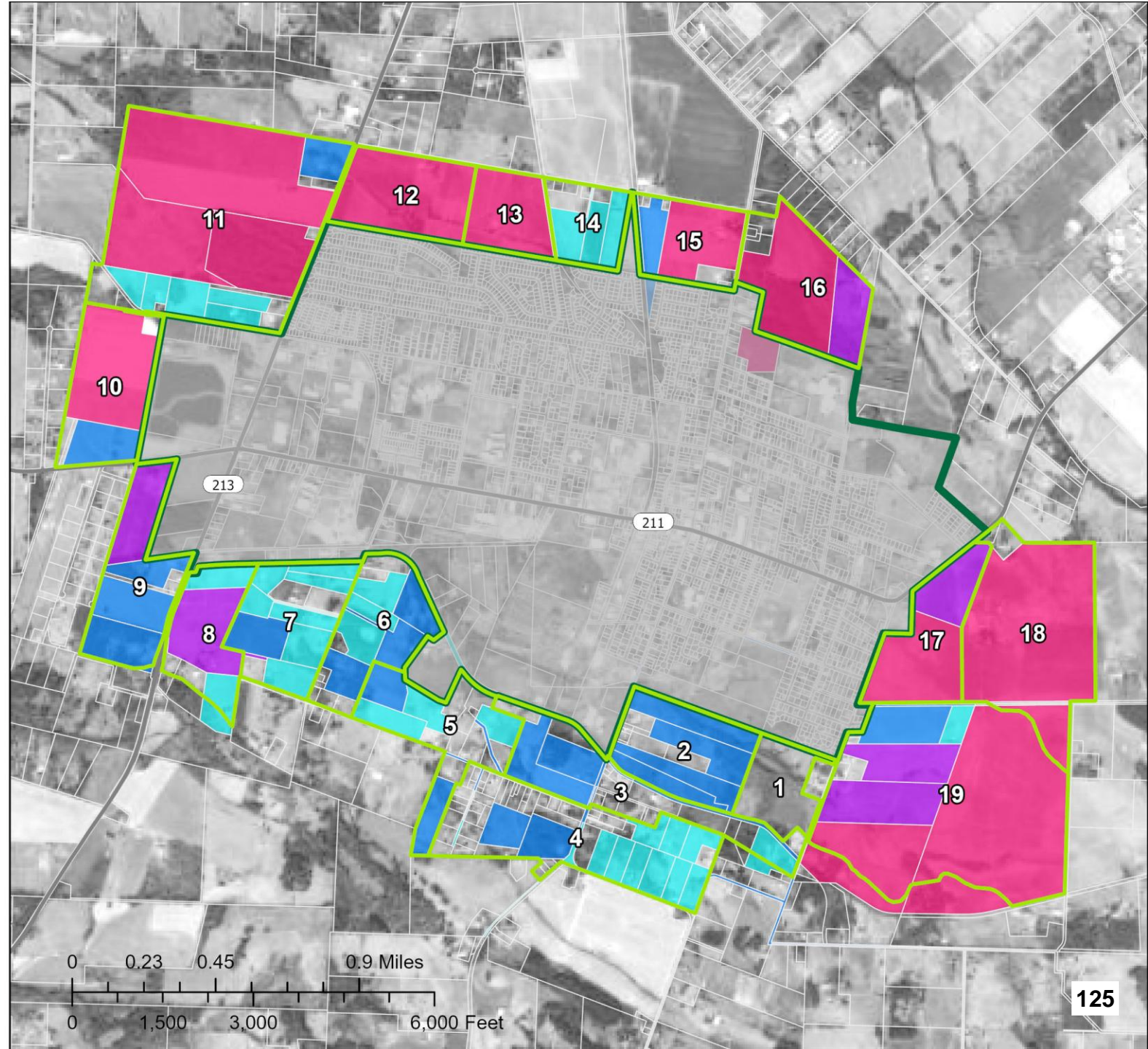
Subarea Analysis: Employment



Subarea Analysis: Employment



Subarea Analysis: Employment



Study Area Specific Feedback

Paper handout to turn in
at the registration table

Online version linked on
Molalla Current

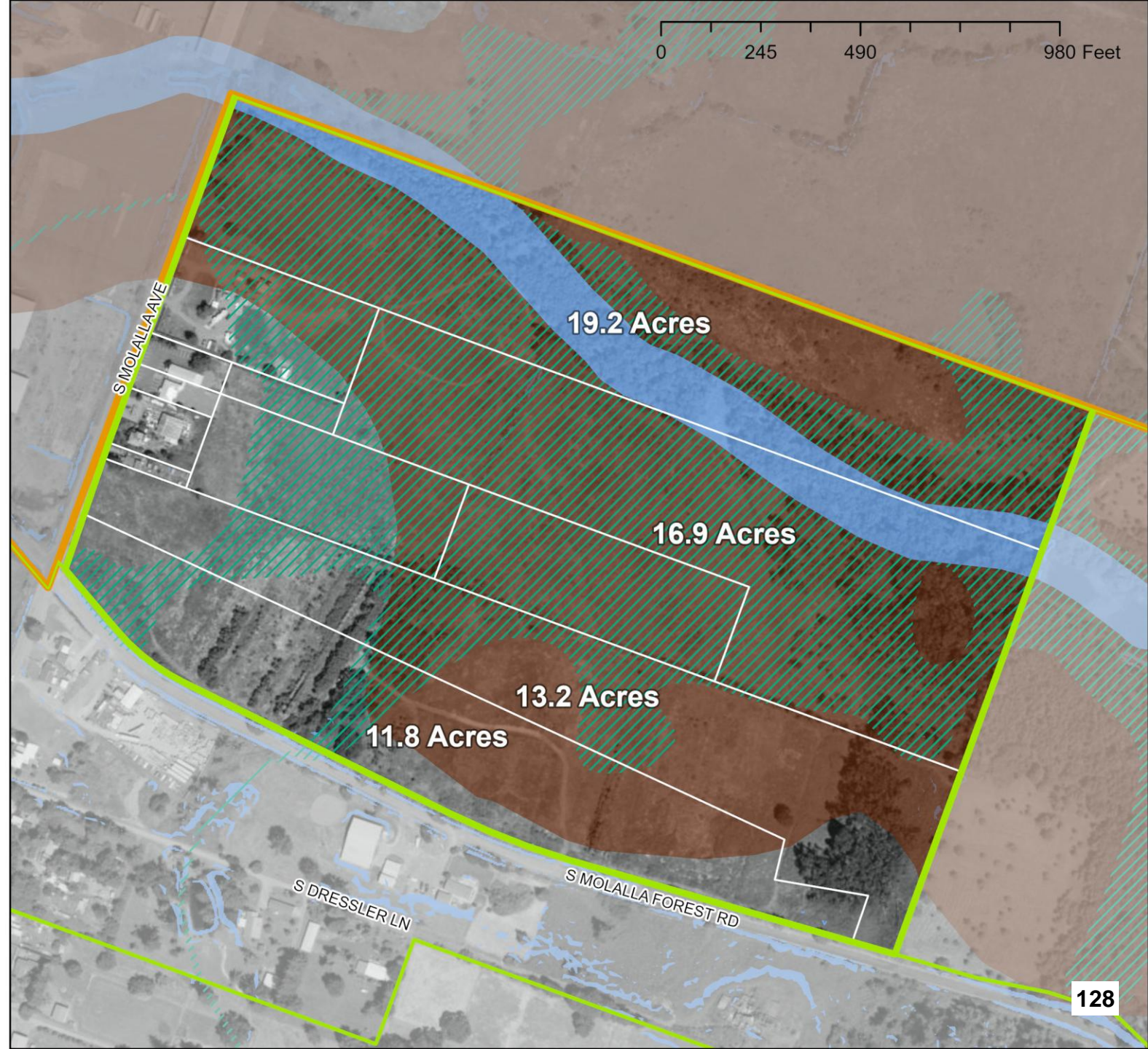
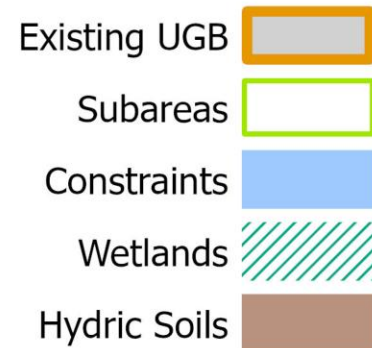
Public Meeting on UGB

- Handouts included FAQ and a comment form with maps
- Large map with streets provided in the back of the room
- Approximately 100 in attendance
- Focused questions on annexation process and the impact on infrastructure, namely water and streets
- Online survey will remain open until the end of this week
- Some minor changes have already been incorporated based on parcel information

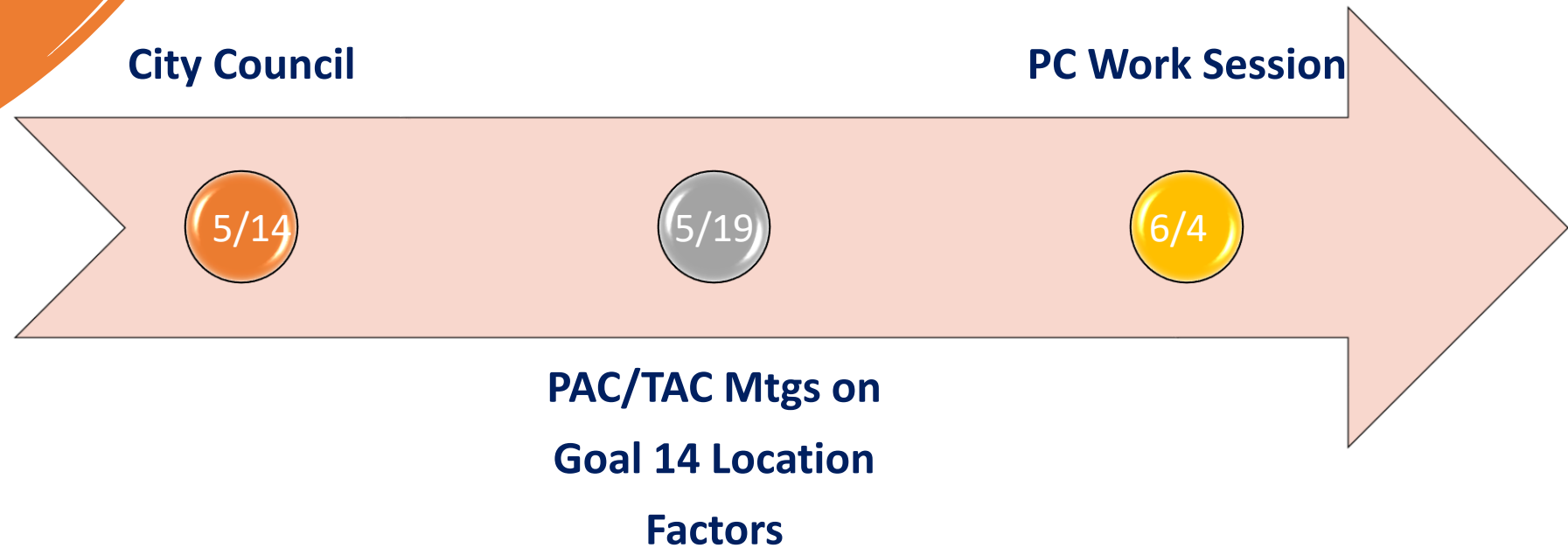
Next Steps:

Goal 14 Factors

1. Efficient Accommodation of Need
 - Proximity
 - Parcel size
 - Buildable land
2. Orderly & Economic Provision of Public Facilities & Services
3. Environmental, Economic, Social & Energy Consequences
4. Agricultural & Forest Compatibility



Next Steps: Spring 2025



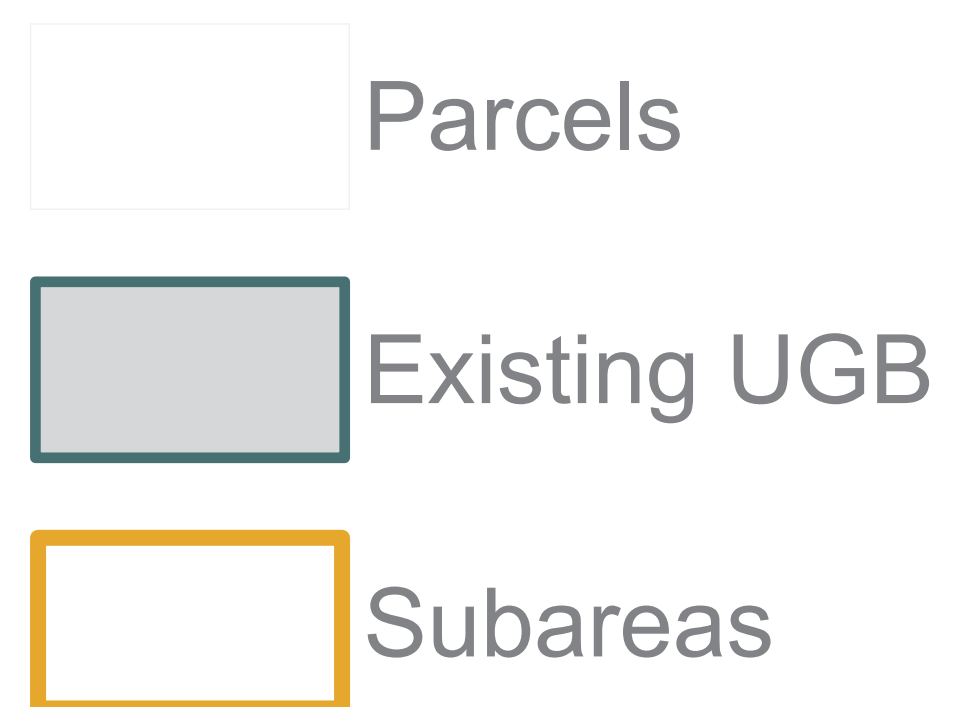


Thank you!





UGB Expansion Subareas

132