



**CITY OF MOLALLA
WORK SESSION REGULAR MEETING
AGENDA**

Civic Center | 315 Kennel Avenue Molalla, OR 97038
Wednesday, May 14, 2025 | 6:00 PM

NOTICE: Work Session 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

2. ROLL CALL

3. GENERAL BUSINESS

- A. **DISCUSSION: Repeal and Replace Ordinance No. 2025-05: Efficiency Measures; Changing Accessory Dwelling Unit Approvals from a Type II to a Type I Process Comprehensive Plan Map and Zoning Map Changes**

4. 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: GENERAL BUSINESS

Agenda Date: Wednesday, May 14, 2025

Submitted by: Dan Zinder, Senior Planner

Approved by: Dan Huff, City Manager

SUBJECT: DISCUSSION: Repeal and Replace Ordinance No. 2025-05: Efficiency Measures; Changing Accessory Dwelling Unit Approvals from a Type II to a Type I Process Comprehensive Plan Map and Zoning Map Changes

RECOMMENDATION/RECOMMENDED MOTION:

Guidance from Council to repeal Ordinance No. 2025-05 and replace it with a new version per the discussion below.

BACKGROUND:

On March 26, 2025 Molalla City Council passed ORD2025-05 that:

- Changed the comprehensive zoning map for 44 properties;
- Changed the zoning map designation for 34 properties;
- And changed the approval process for accessory dwelling units from a Type II process to a Type I process.

The City received public comment from the Oregon Department of Transportation (ODOT) expressing concern on the City's findings for Transportation Planning Rule Compliance (MMC 17-4.6.050). Per OAR 660-012-0060, ODOT's contention was that for the rezoning, more study would be needed to determine whether the City's findings of no significant impact on transportation facilities would be justified. The argument being that changes to zoning, particularly the changes from Industrial zoning to Commercial zoning could lead to greater trip generation on ODOT transportation facilities. Without trip generation and intersection analysis ODOT could not determine whether impact would or would not be significant to facilities including but not limited to the Toliver/OR-213 roundabout and OR-211/OR-213. The City's feedback from DLCD was that this challenge to our Transportation Planning Rule findings would likely lead to remand from DLCD.

As discussed in the 3/26 meeting, Staff engaged with ODOT and worked on potential trip count scenarios in the period after Council approval and before submission with DLCD would be required. Within that period staff was able to reach consensus with ODOT that the City could proceed with some of the proposed areas without objection as trip counts would be negligibly different but that some of the areas would still require more intersection analysis study and likely updates to the City's Transportation Systems Master Plan (TSP) prior due to significant impact findings.

Staff recommends that the City repeal ORD2025-05 and replace it with an ordinance that omits areas that could significantly impact ODOT transportation facilities along OR-211 and OR-213 and that provides more robust Transportation Planning Rule Compliance findings for the submitted areas. This repeal and replace could be accomplished through a single ordinance, re-noticed and brought back to Council for approval. Staff has received

assurance from DLCD that passing of the new ordinance would satisfy of the Efficiency Measures requirement in our Urban Growth Boundary (UGB) Amendment Workplan. In contrast, if the City is to continue with the adopted ordinance it faces an almost certain challenge by ODOT based on the Transportation Planning Rule Compliance findings. From there, the City would face a near certain remand from DLCD that would both be time consuming to complete and costly if we were to challenge.

Exhibits A-D shows the adopted zone changes from ORD2025-05 and the proposed revisions.

Concurrently, Staff is applying for a Transportation and Growth Management (TGM) grant with ODOT that would complete the requisite transportation study work for comprehensive plan amendments following the City's UGB amendment. Staff could include intersection study and TSP updates that would allow the City to meet its employment land needs through rezoning and UGB expansion.

ATTACHMENTS:

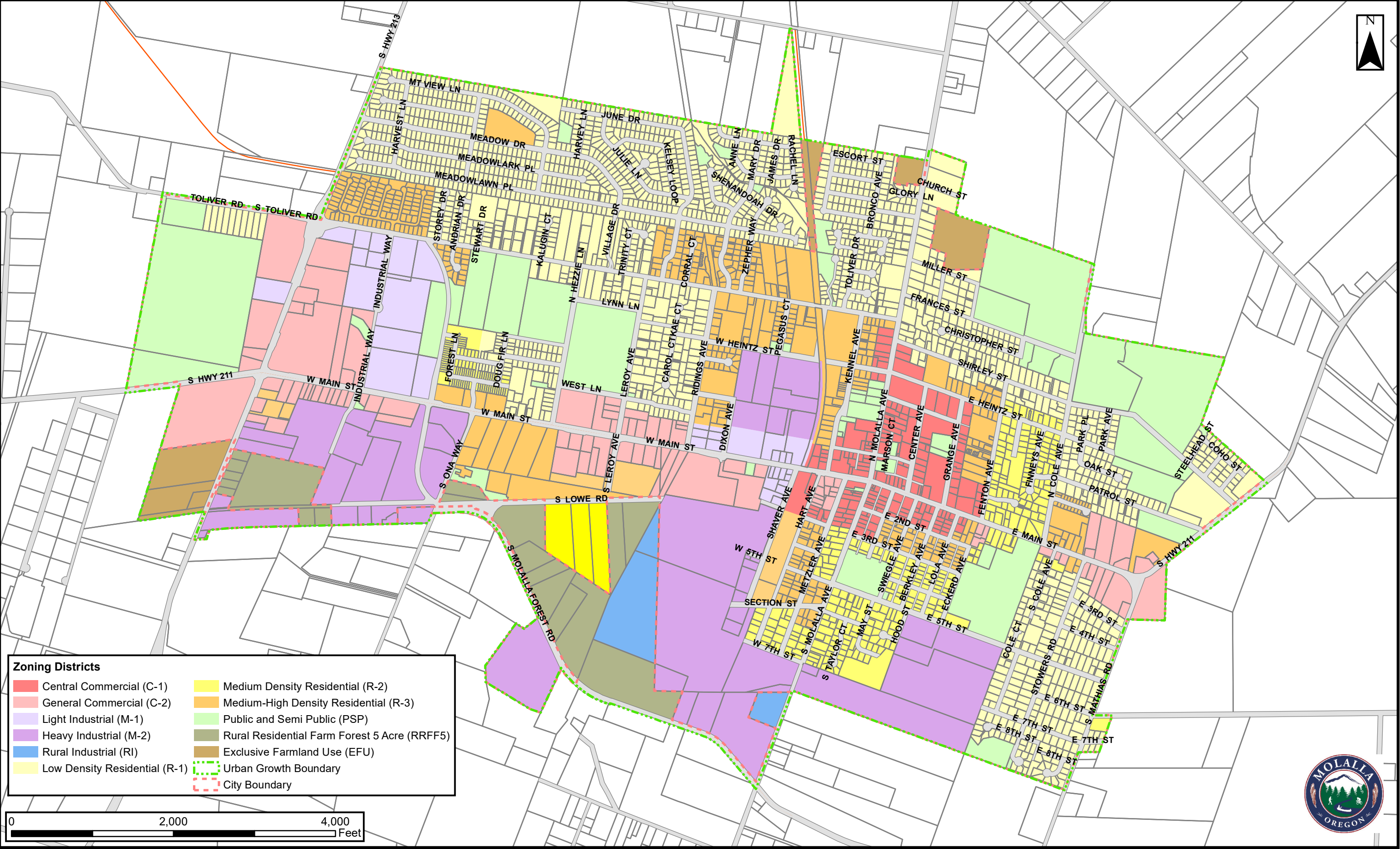
[Exhibit A - Zoning Map.pdf](#)

[Exhibit B - Comp Plan.pdf](#)

[Exhibit C - Zoning Map Changes.pdf](#)

[Exhibit D - Comp Plan Changes.pdf](#)

Exhibit A: Zoning Map After ORD2025-05



Zoning Districts

Low Density Residential (R-1)	Central Commercial (C-1)
Medium Density Residential (R-2)	General Commercial (C-2)
Medium-High Density Residential (R-3)	Light Industrial (M-1)
Public and Semi Public (PSP)	Heavy Industrial (M-2)
	Urban Growth Boundary
	City Boundary

0 2,000 4,000 Feet

MOLALLA OREGON

Exhibit C: Proposed Changes To Zoning Map

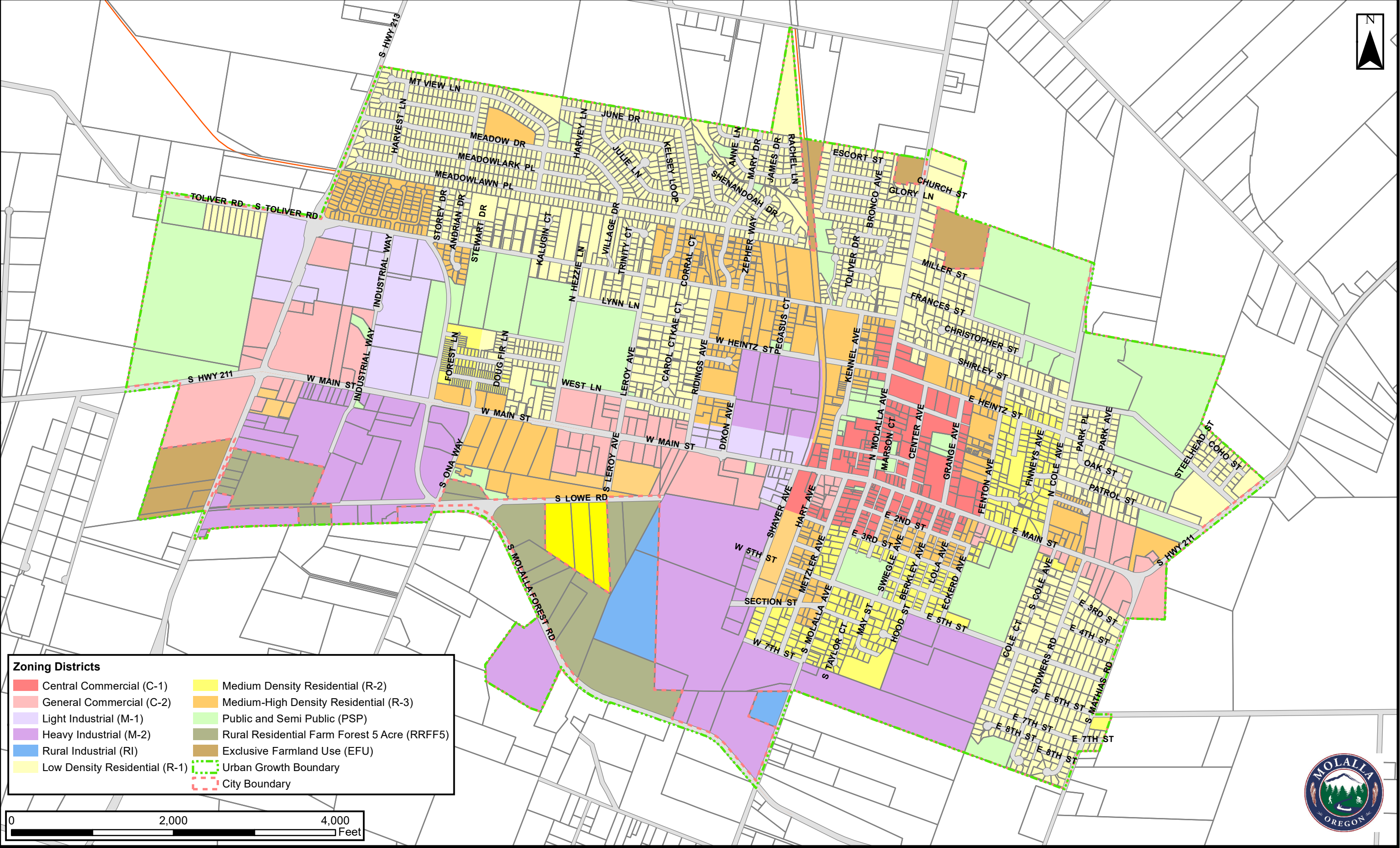


Exhibit D: Proposed Comprehensive Plan Revisions

