



## Minutes of the Molalla City Council Meeting

Molalla City Hall  
117 N. Molalla Ave., Molalla, OR 97038  
March 23, 2022

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### CALL TO ORDER

The Molalla City Council Meeting of March 23, 2022 was called to order by Mayor Scott Keyser at 7:00pm.

### COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Elizabeth Klein, Councilor Leota Childress, Councilor Terry Shankle, Councilor Crystal Robles, and Councilor Eric Vermillion.

### STAFF IN ATTENDANCE

Dan Huff, City Manager; Christie Teets, City Recorder, Mac Corthell, Community Development Director; Dan Zinder, Senior Planner; Sam Miller, Senior Engineer Technician.

### CONSENT AGENDA

- A. City Council Meeting Minutes – March 9, 2022
- B. Work Session Meeting Minutes – March 9, 2022

*A motion was made by Councilor Robles to approve the Consent Agenda, seconded by Councilor Childress. Vote passed 7-0, with all Councilors voting Aye.*

### PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

### PUBLIC COMMENT

**Rebecca Hendrickson**, Molalla resident, addressed Council regarding improvements to our City Parks. Ms. Hendrickson is involved in youth sports within the city. She requested that Council consider creating more facilities for youth sports, specifically requesting that an additional baseball field be established at Clark Park. Council thanked Ms. Hendrickson for her comments.

### PUBLIC HEARINGS

- A. Quasi-Judicial Hearing: SDR07-2021 – 1000 W Main Street (60-unit apartment complex)

The Planning Commission was unable to act on this application due to a lack of a quorum. Therefore, the Council must act as the Planning Commission for the quasi-judicial land use applications.

*Councilor Childress made a motion that City Councilors act in the place of the Planning Commission, Councilor Vermillion seconded. Vote passed 7-0, with all Councilors voting Aye.*

Mayor Keyser read a statement to Council, that they may only participate if they can do so without un-due bias either for or against an application. He then asked for Councilor disclosures.

Council President Newland stated that she knows the Pullman family (applicant) personally, yet feels that she can participate without bias. Remaining Councilors did not oppose her participation.

Councilor Childress announced that she has had conversations Mr. Rob Justus (developer) in past years regarding affordable housing projects. She is confident that she is capable of making a fair and impartial decision. Remaining Councilors did not oppose her participation.

Mayor Keyser disclosed that on social media, people in our community were making negative comments. Mayor Keyser stated that he encouraged people to stop doing so. He feels that he is capable of making a fair and impartial decision. Remaining Councilors did not oppose his participation.

There were no challenges from the audiences as to conflicts of interest related to any member of the Council.

*Mayor Keyser opened the Public Hearing for SDR07-2021 at 7:12pm.*

Senior Planner, Dan Zinder, presented the Staff Report for SDR07-2021.

Concluding Mr. Zinder's presentation, Mayor Keyser read the following questions into record.

1. Is there any written public comment for the record? None submitted.
2. I invite the Applicant to present their case;

**Mr. Rob Justus**, 194 SW Tualatin Loop, West Linn, Home First Development, developer with affordable housing. The housing project that he is working on will have thirty (30) two-bedroom homes, and thirty (30) three-bedroom homes. He feels this complex will be an asset to the community. Mr. Justus thanked City staff for their hard work and enthusiasm towards the project.

**Steve Kay**, PO Box 1920, Silverton, Cascadia Planning & Development Services, represents the developer. Mr. Kay referred to the housing crisis that the State of Oregon is currently experiencing. He understands that the City is conducting a Housing Needs Analysis. He described the layout of the building, as well as transportation needs related to the property.

3. I invite those in support of the application to speak. None present.
4. I invite those opposed to the application to speak. None present.
5. I invite those who are neither for nor against the application to speak. None present.
6. I invite public agencies to comment. None present.
7. I invite the Applicant to present any rebuttal to the testimony presented. No rebuttal.

*Mayor Keyser closed the Public Hearing for SDR07-2021 at 7:12pm.*

Mayor Keyser asked if there was a request to keep the record open, there was not.

Mayor Keyser apologized to city staff and the applicants for having to bring this item to a Council meeting, due to the lack of quorum with the Planning Commission. He expressed his gratitude to staff and Council, for all of the hard work that went into the meeting.

***Councilor Childress moved to approve SDR07-2021, as modified to reflect the changes by City Council, subject to the conditions of approval as set forth in the staff report, and to authorize the Mayor to sign a final decision approving the application, seconded by Councilor Shankle. Vote passed 7-0.***

***Councilors voting Aye: Mayor Scott Keyser, Council President Jody Newland, Councilor Elizabeth Klein, Councilor Leota Childress, Councilor Terry Shankle, Councilor Crystal Robles, and Councilor Eric Vermillion. Voting Nay: None.***

[For the complete video account of the Public Hearing and Council discussion, please go to YouTube "Molalla City Council Meetings – March 23, 2022" minutes 0:04:44-1:14:39](#)

Mayor Keyser called for a five minute break after the Public Hearing.

### **ORDINANCES AND RESOLUTIONS**

- A. **Resolution No. 2022-02: Repealing Resolutions 2020-06, 2020-07, 2020-10, and 2020-16 Declaring a State of Emergency Due to COVID-19 (Huff)**

City Manager Huff explained the need for Resolution No. 2020-06, the Emergency Declaration for COVID-19. The State is removing the Executive Order on April 1, 2022. Discussion took place about waiting until then, or to continue with repealing our Resolution. The Council was comfortable with repealing it.

**Council President Newland made a motion to approve Resolution No. 2022-02, seconded by Councilor Klein. Vote passed 7-0, with all Councilors voting Aye.**

**GENERAL BUSINESS**

**A. Parks CPC – Vacancy Announcement**

There is an opening on the Parks CPC due to the resignation of member Doug Eaglebear. The Parks CPC would like to open it up to community members. Council agreed to a three week application opening, with submissions due by April 15, 2022.

**STAFF COMMUNICATION**

- Community Development Director Corthell shared the monthly Community Development Department report, which is included in the meeting minutes.
- City Recorder Teets had nothing to report.
- City Manager Huff relayed to Council that we are in the process of finalizing the Budget Memo that will be submitted to Budget Committee members. He also highlighted the many projects going on in Molalla.

**COUNCIL COMMUNICATION**

- Councilor Vermillion shared that at MRSD’s recent meeting, the Communicable Disease and Excludable Illness Protocol was finalized. This information is posted on their website. The next Chamber of Commerce meeting has been scheduled for April 14, 2022 at the Woodcrafter’s facility.
- Councilor Robles had nothing to report.
- Councilor Childress thanked Staff for the materials for the evening. Other items addressed were: Spring Clean-Up is scheduled for April 29 and 30, 2022; National Drug Take Back Day is on April 30, 2022; The Beautification & Culture CPC is starting the Art Contest. The Mural Code is currently being reviewed. Welcome signage into the city is being reviewed.
- Councilor Shankle had nothing to report.
- Councilor Klein reminded Councilors to fill out their SEI filings, which are due on April 15, 2022.
- Council President Newland shared an update of the Parks CPC on Strawberry Park and Fox Park. She also encouraged citizens to apply for the Parks CPC.
- Mayor Keyser announced a comedy show coming to the Spot Again on April 2, 2022.

**RECESS INTO EXECUTIVE SESSION**

Held pursuant to Oregon Public Record Law, ORS 192.660(2):

(i) To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee, or staff member who does not request an open hearing.

Mayor Keyser recessed Regular Session into Executive Session at 8:56pm.

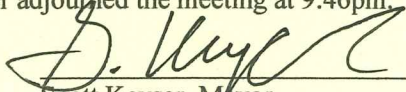
**RECONVENE REGULAR SESSION**

Mayor Keyser reconvened Regular Session at 9:45pm.

For the complete video account of the City Council Meeting, please go to YouTube  
“Molalla City Council Meetings – March 23, 2022”

**ADJOURN**

Mayor Keyser adjourned the meeting at 9:46pm.

  
\_\_\_\_\_  
Scott Keyser, Mayor

4/13/22  
\_\_\_\_\_  
Date

ATTEST:

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Christie Teets, City Recorder