



**Minutes of the Joint Session of the
Molalla City Council and Planning Commission
Molalla Civic Center
315 Kennel Ave., Molalla, OR 97038
November 16, 2022**

CALL TO ORDER

The Meeting was called to order by Mayor Scott Keyser at 6:30pm.

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.

PLANNING COMMISSION ATTENDANCE

Planning Chair Rae Botsford, Planning Commissioner Jennifer Satter, Planning Commissioner Doug Eaglebear, Planning Commissioner Connie Sharp, Planning Commissioner Rick Deaton, and Planning Commissioner Clint Ancell.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Christie Teets, City Recorder; Dan Zinder, Senior Planner; Ronda Lee, Support Specialist.
From Department of Land Conservation and Development: Kevin Young (via Zoom) and Kelly Reid.

GENERAL BUSINESS

- A. Urban Growth Boundary (UGB) Expansion Process – Presentation by Department of Land Conservation and Development (DLCD)

Senior Planner Zinder gave a brief introduction as to why the City needs to have DLCD make a presentation on Urban Growth Boundaries.

Kelly Reid with DLCD began the presentation explaining the history of modern planning. The Commission is made up of seven volunteers that are representatives of regions of the State and appointed by the Governor and confirmed by the Senate. Ms. Reid explained the resource protection goals and who the DLCD staff represents.

Recent UGB stats reflect 38 comprehensive plan amendments to adjust their UGBs. Of those, two were not approved, resulting in 36 successful UGB adjustments.

Commissioner Satter inquired about whether the City goes through the process to add an additional 100 acres to the UGB, if the Master Plans would need to be updated. Mr. Zinder responded yes.

Planning Chair Botsford stated that it has been decades since Molalla updated their Urban Growth Boundary. She inquired as to when the City starts to look at a new UGB line, if the area to the south automatically becomes part of the City. Ms. Reid explained that the area being referred to is called an exception land. It is not considered exclusive farm use or forest use, but considered rural residential zones. Chair Botsford confirmed that to expand City lines, the areas considered part of the City's UGB have to be looked at first. Ms. Reid stated that yes, exception lands would be considered first.

Senior Planner Zinder stated that this process would bring properties into the UGB and give them a comprehensive plans zone designation. He also stated that property owners could then petition to be annexed into the city, along with the election process that would take place if the City was trying to annex a property.

Ms. Reid explained that Molalla's UGB is larger than the City limits, therefore the City can expand through the annexation process at a property owner request. She acknowledged Chair Botsford's question about property that was suitable for expansion years ago, may no longer be suitable for an expansion now. Ms. Reid explained the process of a UGB swap.

Ms. Reid informed the Council and Commission that DLCD has grant funding available to help cities do the work necessary to complete a UGB expansion. There are also grant opportunities available for Technical Assistant Grants for Economic

Opportunities Analysis, as well. The City is currently conducting a Housing Needs Analysis, with the next step being the Economic Opportunities Analysis, which would look at industrial land, parks, schools, and public facilities, following with the Urban Growth Boundary expansion.

Commissioner Satter felt that it worked best in our city with industrial land to the south, and residential and public lands toward the north of town. She feels that it will be a challenge to where additional housing is placed. Mr. Zinder stated the sequential process could help with that. Mr. Zinder shared that the City has forecasted a need for an additional 150 acres for residential area.

Commissioner Ancell questioned whether the initial 150 acres on the first draft did not include the rezoning of other properties. Ms. Reid and Mr. Zinder agreed that it did not. Ms. Reid pointed out that an expansion could indicate a rezoning of either industrial or residential areas. She felt it would depend on what was found in the studies.

Chair Botsford was relieved to know that schools would be part of the sequential study.

Councilor Childress asked Mr. Zinder for clarification of Ivor Davies Park being included in the UGB. Mr. Zinder explained that the property is city-owned, however not part of city limits. Kevin Young explained the process of what it would take to annex the property.

Mayor Keyser thanked Mr. Young and Ms. Reid for their time and presentation.

[For the complete video account of the City Council Meeting, please go to YouTube
"Molalla City Council Meetings -DATE"](#)

ADJOURN

Mayor Keyser adjourned the meeting at 7:33pm.



Scott Keyser, Mayor



Date

ATTEST:



Christie Teets, City Recorder