

From: [Mike Simmons](#)
To: [Mac Corthell](#); [City Recorder](#); msimmons616@hotmail.com; [Jesse Winterowd](#)
Subject: Molalla Urban planning directions
Date: Monday, June 21, 2021 8:20:07 AM
Attachments: [Outlook-pl1igxq2.png](#)
[Molalla Process Implications Memorandum 6.14.21.docx](#)

17 June 2021

Hi Mac,

I requested that Jesse at Winterbrook Planning compile a memo to describe the pro and con elements for different paths that the City of Molalla has the option to follow concerning Urban growth planning.

Please see the attached Memo.

As you know Winterbrook has been involved with Molalla since 2007, first with the city directly for four years and then starting again in 2015 with my family and our neighbors privately funded, but City endorsed, studies.

As you are pursuing the needed urban planning, the choices Molalla has is to pursue a 20-year study, leading to a UGB expansion, or a 50-year study that can yield a URA then UGB expansion. It is clear from the attached Winterbrook Memo that if Molalla wishes to have the option to be in control of its own future the 50-year study/ URA first approach is the only option.

Pursuing a 20-year study will yield a UGB most likely solely within the southern exception lands with the City of Molalla having no options. Within the exception lands there is unlikely to be any significant growth and therefore additional land in any direction will not be needed in the future. If this is the case Molalla will wither over the next decades.

Pursuing a 50-year study, either by private or public funding will result in the City of Molalla being able to create an Urban Reserve and therefore having the independent choice to bring in the most suitable land into the UGB the for its needs, as determined by the City. Within statutes of course, but in reality, parcels within the URA are then available of consideration.

If you or anyone in the city would care to review for reference the Housing and Economic needs vs inventory studies that Winterbrook Planning and Johnson Economics produced in 2015 and updated in 2018 they are available to you in the city's records with the planning commission, or if requested from my self or Winterbrook and Johnson directly.

Please consider this and I will use my 3 minutes at the 23 June 2021 council meeting to comment, basically as written above to include this in the record for the City's review.

Hi Christie,

Please include this for the record as citizen input to the council.

Best Regards,

Mike Simmons

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