



ORDINANCE NO. 2023-07

**AN ORDINANCE OF THE CITY OF MOLALLA, OREGON  
AMENDING AND UPDATING THE CITY OF MOLALLA COMPREHENSIVE PLAN  
TO ADOPT THE 2023 HOUSING NEEDS ANALYSIS AND  
BUILDABLE LANDS INVENTORY**

**WHEREAS**, pursuant to Oregon House Bill 2003, cities with a population greater than 10,000 are required to prepare and adopt a Housing Needs Analysis (HNA) that includes a housing needs projection addressing housing types and price levels, residential lands needed analysis, buildable lands inventory/needs analysis (BLI), and identification of measures for accommodating needed housing per OAR Chapter 660, Division 7 and 8; and,

**WHEREAS**, in partnership with DLCD, The City of Molalla contracted with Emerio Design to conduct a HNA, which was completed in 2022 and intended to be adopted mid-2023 to amend Goal 10 - Housing Chapter of the City's Comprehensive Plan; and,

**WHEREAS**, in 2019, the Oregon legislature passed House Bill 2003 which required the DLCD to establish a schedule for all Oregon cities with a population over 10,000 to adopt updated housing needs analyses (HNAs).

**Now, therefore, the City of Molalla does ordain as follows:**

**Section 1.** The findings related to the Housing Needs Analysis and Buildable Lands Inventory attached as Exhibit A, are incorporated herein by reference, and adopted.

**Section 2.** To amend and replace. The sections of the Comprehensive Plan identified in Exhibit B are hereby amended as set forth in Exhibit B.

**Section 3.** Effective Date. This ordinance shall be effective 30 days after adoption by the City Council and approved by the Mayor.

The first reading of this ordinance was held on July 26, 23 and was passed by vote of 6 aye and 0 Nay votes.

The second reading of this ordinance was held on July 26, 23 and was adopted by vote of 6 Aye and 0 Nay votes; **OR**

This ordinance was made available to the public at least 7 days prior to the first reading and was adopted at the first reading by unanimous approval of the City Council; the second reading is waived.

Ordinance is hereby adopted this 26<sup>th</sup> day of July 2023.

  
Scott Keyser, Mayor

Date: 7/26/23

ATTEST:

  
Christie Teets, CMC  
City Recorder

# CITY OF MOLALLA

2022 – 2042 Housing Needs Analysis

Buildable Lands Inventory



# EMERIO

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This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

## Acknowledgements

Emerio Design, LLC prepared this report for the City of Molalla. Emerio Design, LLC and the City of Molalla would like to thank the many people who helped develop this Housing Needs Analysis.

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## I. Introduction

This report has been prepared to serve as the City of Molalla's Housing Needs Analysis for the 2022 to 2042 planning period. The purpose of this document is to provide the City of Molalla with a factual basis to inform and guide future planning efforts related to residential development and redevelopment. It will be a valuable asset when updating the Housing Element of Molalla's Comprehensive Plan and Development Code. This report is an amalgamation of the City of Molalla's existing demographic profile (population, household size, age, income, etc.) – all data points relevant to a city's residential development – existing housing stock, and projected housing demand consistent with the 20-year need assessment requirements of Oregon Revised Statutes<sup>1</sup> and Oregon Administrative Rule 660 Division 8 (Statewide Planning Goal 10, Housing). This information and population forecast from Portland State University's (PSU) Population Research Center (PRC) were used to project Molalla's housing needs to accommodate growth over the next 20 years. Emerio Design, LLC's primary data sources include:

- Portland State University Population Research Center;
- U.S. Census;
- City of Molalla;
- Clackamas County; and
- Other sources are identified as appropriate.

Data from both the Decennial Census and the American Community Survey (ACS) was used to create this report. While data from the ACS has a larger statistical margin of error than the ten-year census, the five-year ACS estimates are used whenever possible because the five-year estimates have lower margins of error compared to the three-year and one-year estimates. However, all Census data has some margin of error despite being the best source of data used to describe a city's demographic profile.

### A. Oregon Housing Regulatory Requirements

Passage of the Oregon Land Use Planning Act of 1974 (ORS Chapter 197) established the Land Conservation and Development Commission (LCDC) and the Department of Land Conservation and Development (DLCD). This Act required the Commission to develop and adopt a set of statewide planning goals. Goal 10 addresses housing in Oregon and provides guidelines for local governments to follow in developing specific local comprehensive land use plans and implementing policies.

At a minimum, local housing policies must meet the applicable requirements of Goal 10 and the statutes and administrative rules that implement it (ORS 197.295 – 197.314, ORS 197.475 – 197.490, and OAR 600-008). Goal 10 requires incorporated cities to complete an inventory of buildable residential lands. Additionally, Goal 10 requires cities to encourage the numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households. The Molalla Comprehensive Plan has been written in compliance with Goal 10 and mirroring all Statewide Planning Goals.

Goal 10 defines needed housing types as “all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within

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<sup>1</sup> ORS 197.628; OAR 660-025

the county with a variety of incomes, including but not limited to household with low incomes, very low incomes and extremely low incomes.” ORS 197.303 defines needed housing types:

- (a) “Housing that includes, but is not limited to, attached, and detached single-family housing and multiple family housing for both owner and renter occupancy;
- (b) Government assisted housing;<sup>2</sup>
- (c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 – 197.490;
- (d) Manufactured homes on individual lots planned and zoned for single-family residential that are in addition to lots within designated manufactured dwelling subdivisions; and
- (e) Housing for farmworkers.”

## B. Housing Needs Analysis Methodology

The housing needs analysis work for the City of Molalla includes the following tasks:

- 1. Housing needs forecast for the City of Molalla Urban Growth Boundary (UGB);
- 2. Buildable lands inventory (BLI) for residential and mixed-use designations in the UGB;
- 3. Residential land needs analysis for accommodating a 20-year forecast; and
- 4. Identification of local policy measures and housing strategies for accommodating needed housing

The recommended approach to conducting a housing needs analysis is described in Planning for Residential Growth: A workbook for Oregon’s Urban Areas, the Department of Land Conservation and Development’s guidebook on local housing needs studies. As described in the workbook, the specific steps in the housing needs analysis are:

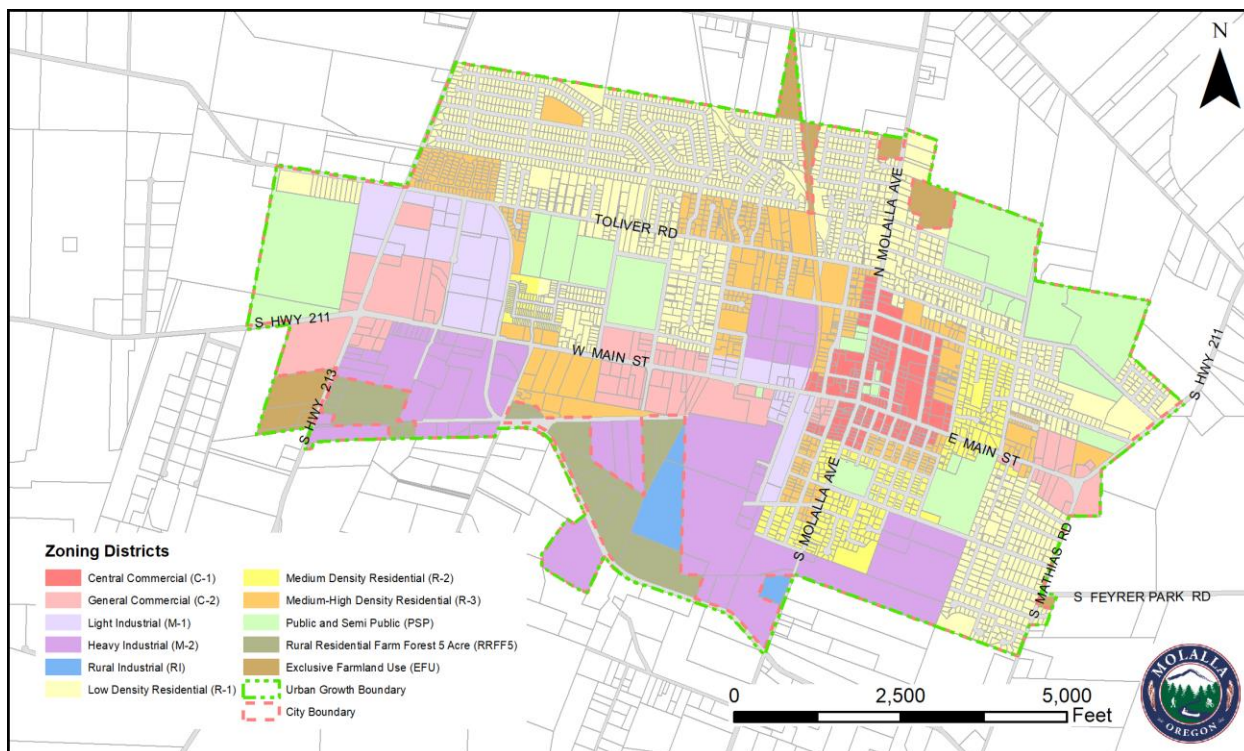
- 1. Project the number of new housing units needed in the next 20-years;
- 2. Identify relevant national, state, and local demographic and economic trends and factors that may affect the 20-year projection of structure type mix;
- 3. Describe the demographic characteristics of the population and, if possible, the housing trends that relate to demand for different types of housing;
- 4. Determine the needed housing mix and density ranges for each plan designation and the average needed net density for all structure types; and
- 5. Estimate the number of additional needed units by structure type.

## II. City of Molalla Demographic Profile

The City of Molalla has a population of approximately 10,228 people<sup>Citation needed</sup> and is located entirely within Clackamas County, Oregon. This report’s geographic scope is all land within the City of Molalla’s Urban Growth Boundary (UGB). Exhibit 1, below, illustrates Molalla’s city limits (red dashed) and UGB (green dashed). This report analyzes the status and development/redevelopment potential of residential land within city limits and the potential of land outside city limits, but inside the UGB, to address housing related deficiencies.

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<sup>2</sup> Government assisted housing can be any housing type listed in ORS 197.303 (a), (c), or (d).



**Exhibit 1:** City of Molalla Zoning District Map

## A. Population Growth

The City of Molalla has sustained constant growth for more than twenty years. In the year 2000, only 5,872 people resided in the city. This had increased to 8,108 people by 2010. Within the last ten years, the population has increased by 2,120 people, which represents a 26 percent increase in total population. At this pace, Molalla boasts an Average Annual Growth Rate (AAGR) of 1.8 percent between the 2010 and 2020 Decennial Census.

Citations  
Needed

**Table 1: Population & Housing Type**

	Year 2010	Year 2020	Difference
<b>Total Population</b>	8,108	10,228	2,120
<b>In Household</b>	8,055	10,109	2,054
<b>In Group Quarters</b>	53	119	66

Source: U.S. Census, PSU Population Research Center, Emerio Design, LLC  
DEC Redistricting Data (PL 94-171)

For reference, Molalla's annual growth percentage is greater than Oregon's 1.08 percent and Clackamas County's 1.17 percent during the same timeframe.

Citation needed

The vast majority, 98.8 percent, of Molalla's population resides in a household – A household is defined by the U.S. Census Bureau as “all the persons who occupy a housing unit as their usual place of residence. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.” Only 1.2 percent of the population lives in group quarters, defined as “a place where

Citation needed



people live or stay in a group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents. For example, college residence halls, treatment centers, skilled-nursing facilities, and group homes, are classified as group quarters. Residents in group quarters are not included in the calculations to determine the other types of housing needed to serve the City of Molalla. This analysis assumed that the proportion of people living in group quarters will remain steady over the 20-year assessment period.

## B. Housing Units

Citation needed

The total number of house units in the City of Molalla has increased by 707 units, resulting in a total count of 3,724 units in 2020. Despite the total number of units has increased, the number of vacant or seasonally occupied units has decreased, although not significantly, from 160 to 146 units. As a result, the City of Molalla has an incredibly low vacancy rate of 0.4 percent. Citation needed

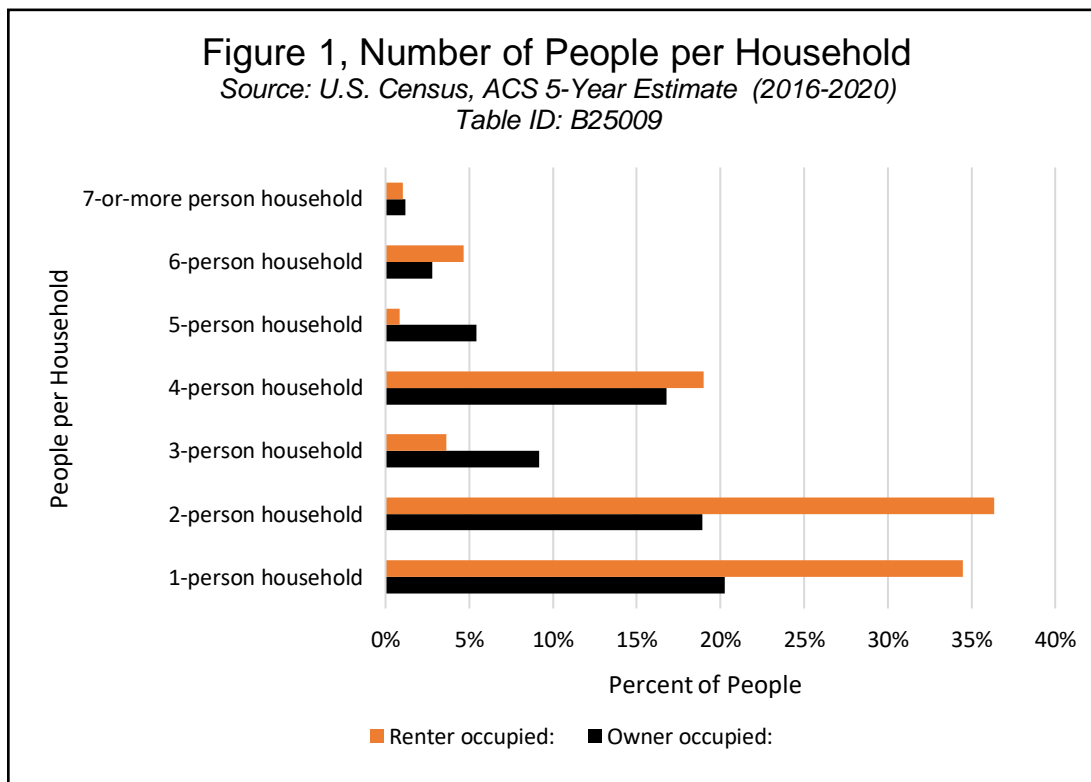
**Table 2, Total Housing Units**

	2010 (Census)	2020 (Census)	Difference
<b>Total</b>	3,017	3,724	707
<b>Occupied</b>	2,857	3,578	721
<b>Vacant or Seasonal Occupied</b>	160	146	-14

Source: U.S. Census, PSU Population Research Center, Emerio Design, LLC  
DEC Redistricting Data (PL 94-171)

## C. Household Growth & Size

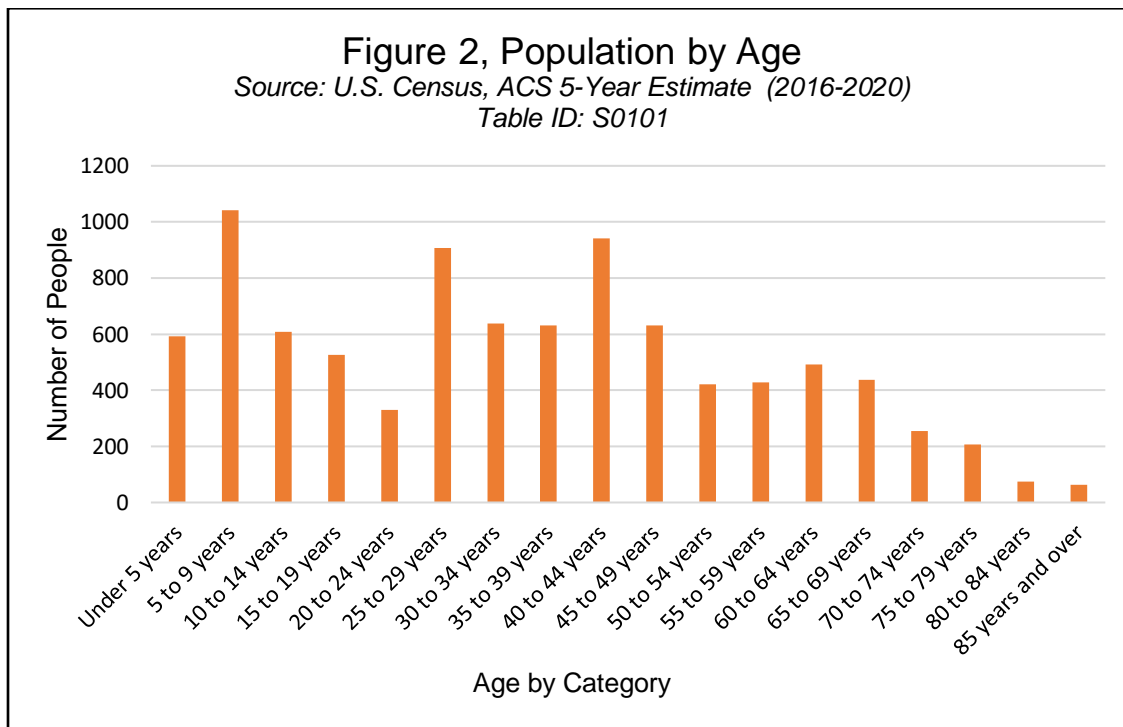
While the City of Molalla's population has been growing at a significant rate, the average household size has remained consistent. In 2010, it was 2.82 people per household. By 2020 it had only increased to 2.83 people per household. Citation needed



As Figure 1 demonstrates, the majority of renter occupied households are most likely to contain one or two individuals. Except for a relatively large portion of renter-occupied units containing four people, the number of people per renter-occupied households decreases as the number of persons per household increases. Meanwhile, the owner-occupied households are much more evenly distributed. There are still larger percentages to be found in the one-, two-, and four-person household categories, but it is not as extreme as the renter occupied units. Age trends, as discussed in the next section, could explain the concentration of people in these specific households.

## D. Age Trends

The City of Molalla is comparatively younger than its surroundings. The median age is 34.8 years. Oregon's median age is a few years older at 36.5 years, and Clackamas County is even older than Oregon at 41.7 years. <sup>Citation needed</sup> The largest age brackets in the City of Molalla are 5 to 9 years, 25 to 29 years, and 40 to 44 years as illustrated by Figure 2, below.



## E. Income Trends

The median household income in the City of Molalla increased from \$49,524 in 2010 to \$68,590 in 2020, representing a 39 percent growth rate. Over this same period, the U.S. inflation rate was approximately 19%. <sup>Citation needed</sup> Thus, median household income in the City of Molalla significantly outpaced the national inflation rate. Locally, over the same period, the median household income in Clackamas County increased from \$62,007 in 2010 to \$82,911 in 2020, a growth rate of approximately 34 percent. <sup>Citation needed</sup> Thus, the City of Molalla has experienced a slightly higher growth rate in median household income than Clackamas County. However, its median household income of \$68,590 remains well below that of Clackamas County at \$82,911. <sup>Citation needed</sup>

**Table 3, Median Household Income**

	2010 (ACS)	2020 (ACS)	Growth
<b>Median Household</b>	\$ 49,524.00	\$ 68,590.00	39%

Source: U.S. Census, ACS 5-Year Estimates, Emerio Design, LLC

Table ID: S1901

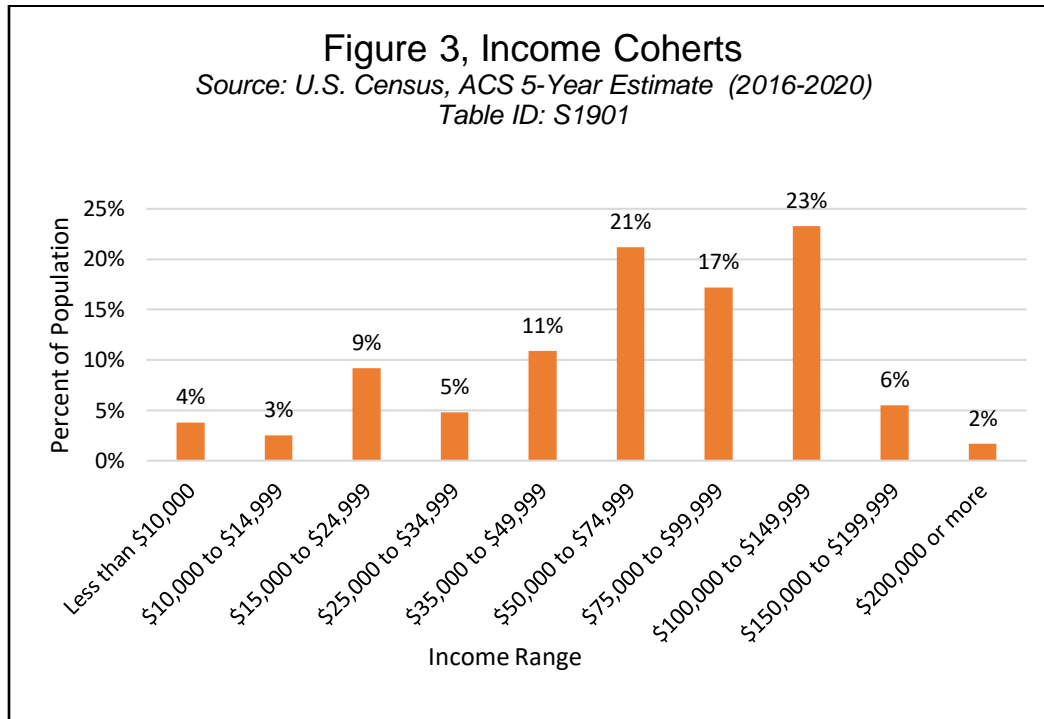


Figure 3 shows the estimated distribution of households by income level for the year 2020. Sixty-one percent of households earn between \$50,000 and \$149,999. Thirty-two percent of households earn less than \$50,000 per year.

## F. Poverty

The Federal Poverty Level (FPL) is a set of income thresholds that vary by family size as defined by the US Census. The average household size for Molalla is 2.8 according to the US Census, and for the purposes of measuring poverty this number was rounded up to 3 persons per household. Based on the FPL, a three-person household has a weighted average threshold of \$21,559 according to a U.S. Census Report (Creamer, Shrider, & Burns, 2021)<sup>3</sup>. According to this report, 10.9 percent of Molalla's population live in poverty. This equates to approximately 1,115 individuals. Comparatively, the poverty rate for Clackamas County is only 6.7 percent (using the same methodology), while the statewide average is 12.2 percent.

## G. Employment Location Trends

Figure 4 shows workforce commuter patterns to and from Molalla based on the Census Longitudinal Employer Household Dynamics for 2019, the latest year available. The data shows

<sup>3</sup> U.S. Census Bureau, 2022. Poverty in the United States: 2021. Census.gov. Available at: <https://www.census.gov/library/publications/2022/demo/p60-277.html>



that 1,673 people commute into Molalla for employment, 418 people both work and live in Molalla, and 3,518 live in Molalla and commute elsewhere for work. Factors contributing to the disproportionate amount of people who live in Molalla and commute elsewhere likely include:

- An ever-tightening housing market in the Metro area that has pushed housing development into Molalla. As housing becomes more scarce people are willing to commute longer distances to work in order to attain housing.
- As a burgeoning community, Molalla has yet to develop a deep employment base that is prevalent in the surrounding Metro area.

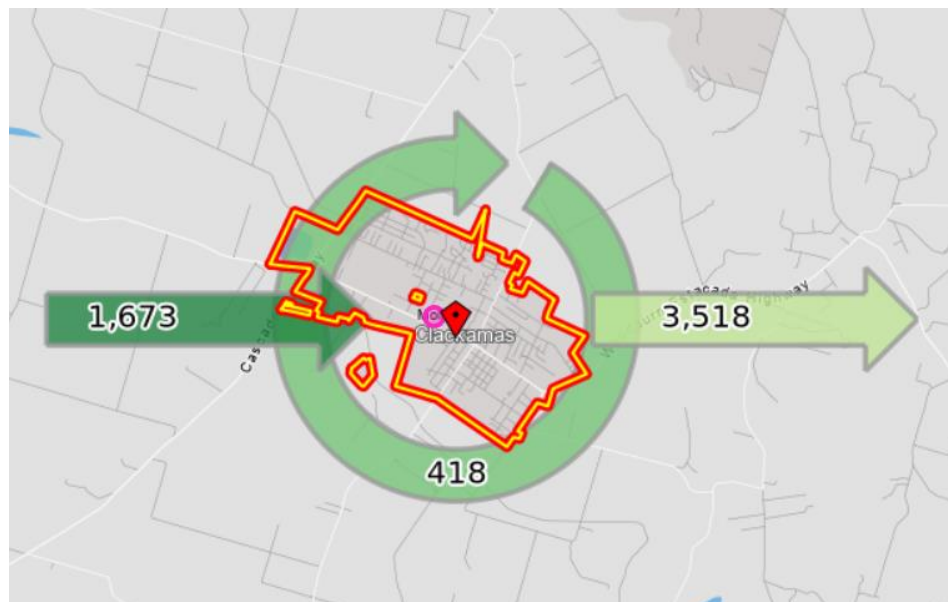


Figure 4: Workforce Commuter patterns

Table 4 summarizes the employment status for residents of Molalla age 16 and older. As shown below, the unemployment rate has decreased from 12.7% in 2010 to 5.8% in 2020 while those not in the labor force increased by 13%.

**Table 4: Employment Status**

Employment Status	2010	Percent	2020	Percent	Difference
<b>Population 16 years and over</b>	5,438	100.0%	6,864	100%	26.2%
<b>In labor force</b>	3,782	69.5%	4,993	72.7%	32.0%
<b>Civilian labor force</b>	3,782	69.5%	4,982	72.6%	31.7%
<b>Employed</b>	3,300	60.7%	4,691	68.3%	42.2%
<b>Unemployed</b>	482	8.9%	291	4.2%	-39.6%
<b>Armed Forces</b>	0	0.0%	11	0.2%	N/A
<b>Not in labor force</b>	1,656	30.5%	1,871	27.3%	13.0 %
<b>Unemployment Rate</b>	N/A	12.7%	N/A	5.8%	N/A

Source: U.S. Census, ACS 5-Year Estimates, Emerio Design, LLC  
Table ID: DP03

### III. Buildable Lands Inventory Summary

#### A. Methodology

In accordance with OAR 660-008-0005 (2), an estimate of buildable land inventory within the Molalla Urban Growth Boundary has been created to determine that amount of land available to meet housing needs. The BLI analysis used current GIS data provided by City Staff.

- BLI analysis included the following calculations:
  - Calculate gross vacant acres by plan designation, including classifications for fully vacant and partially vacant (infill potential) parcels.
  - Calculate gross buildable vacant acres by plan designation by subtracting land that is constrained from future development, such as existing public right-of-way, parks and open space, steep lots, and floodplains.
  - Calculate net buildable vacant acres by plan designation by subtracting future public facilities such as roads, schools, parks, and gross buildable vacant acres.
  - Determine total net buildable acres by plan designation by adding redevelopable acres to net buildable vacant acres.

#### B. Analysis

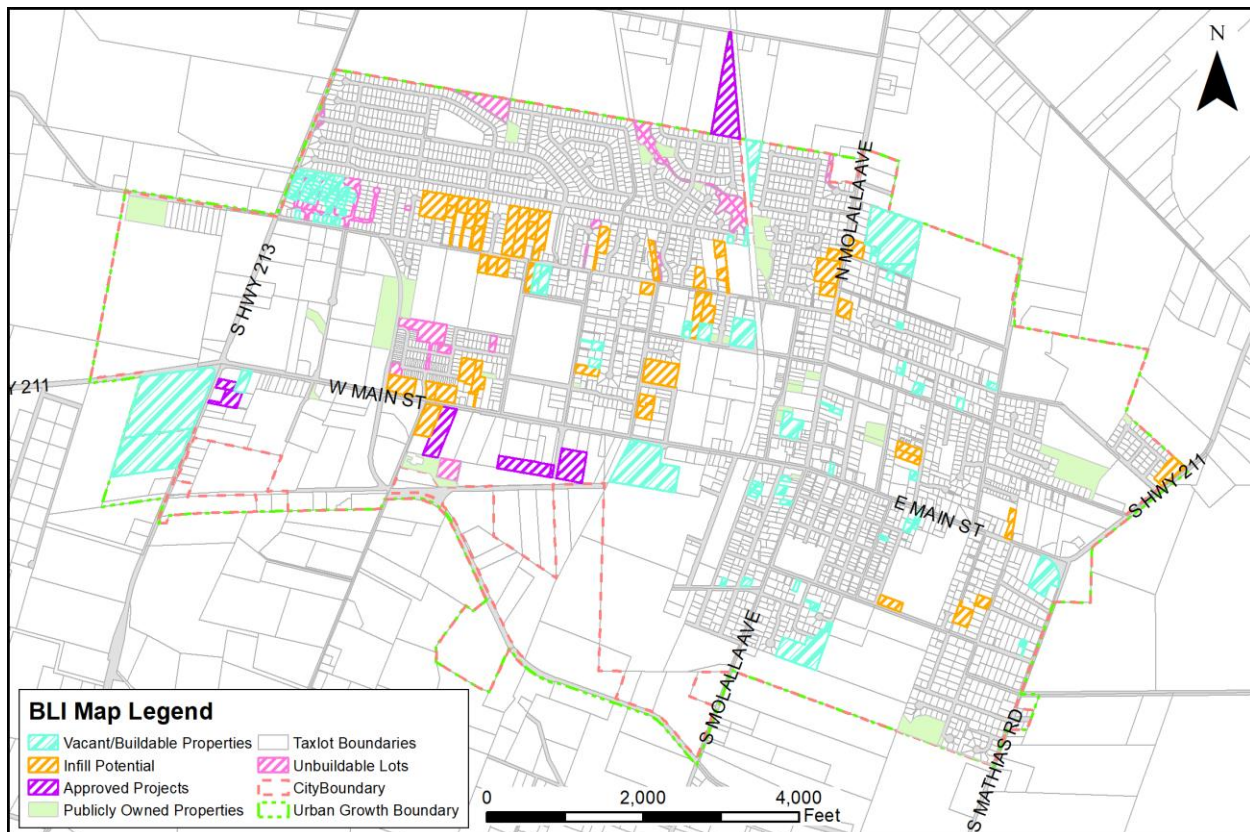


Exhibit 2: Buildable Lands Inventory Map; Provided to Emerio Design, LLC by City Staff

Exhibit 2 is a map of the City of Molalla including the city limits, urban growth boundary, and Comprehensive Plan designations. Further analysis is shown by indicating which parcels are constrained or unbuildable, considered infill properties, approved projects, and vacant parcels.

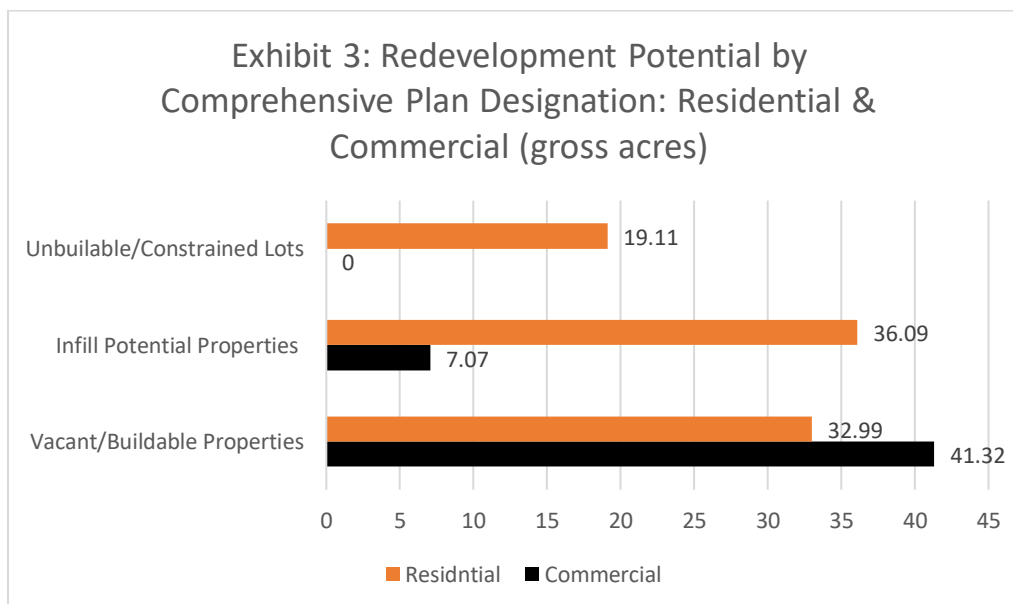
For the purposes of this analysis, constrained land is any land identified with natural hazards as determined by Statewide Planning Goal 7, land subject to wetlands or natural resource protection under Statewide Planning Goals 5, has a slope of 25% or greater, is within the mapped 100-year floodplain, or land designated as open or public spaces.

**Table 5: Residential Land Base Areas**

<b>Existing Residential Units (By Current Comp. Plan Designation)</b>	<b>Land Area<sup>1</sup> (Acres)</b>	<b>Land Area Constrained (Acres)</b>	<b>Number of Units (2022 current)</b>
<b>Low Density Residential (R-1)</b>	358.68	12.59	1,833
<b>Medium Density Residential (R-2)</b>	64.03	0.68	407
<b>Medium-High Density Residential (R-3)</b>	125.50	5.84	1,263

<sup>1</sup> Land area information from Clackamas County Assessor's Office

Table 5 describes the residential land areas by comprehensive plan designation as shown in Exhibit 2. A breakdown of the commercial and residential designated properties is shown in Exhibit 3. Total areas are calculated using the County Assessor records for parcel size and reflected in acres. No commercial land was identified by City Staff to be constrained or unbuildable.



After removing constrained lands there are 32.99 gross buildable acres within the residential vacant/buildable property designation. After accounting for a 25% reduction in land area for open space, public lands, and right-of-way, Molalla has 24.73 net acres of vacant/buildable residential land. This is further broken down by 11.83 net acres of R-1, 4.49 net acres of R-2, and 8.41 net acres of R-3. Since commercial plan designated properties permit multi-family development above an approved commercial use, the vacant/buildable property designation was also reviewed



for dwelling unit potential. Further analysis is needed to draft findings for residential development within commercially designated properties outside of this report.

## IV. Current Housing Conditions

### A. Housing Tenure

According to the 2020 American Community Survey and summarized in Table 6 below, the City of Molalla had a total of 3,362 occupied housing units. Of those, 68.1 percent are owner-occupied, and 31.9 percent are renter-occupied. The percentage of owner-occupied units is higher than the statewide average of 61.3% (per U.S. Census Table ID DP04) but lower than the County average of 70.7% (per U.S. Census Table ID DP04). Correspondingly, the percentage of renter-occupied units is lower than the statewide average at 38.7% and higher than the County average at 29.3%.

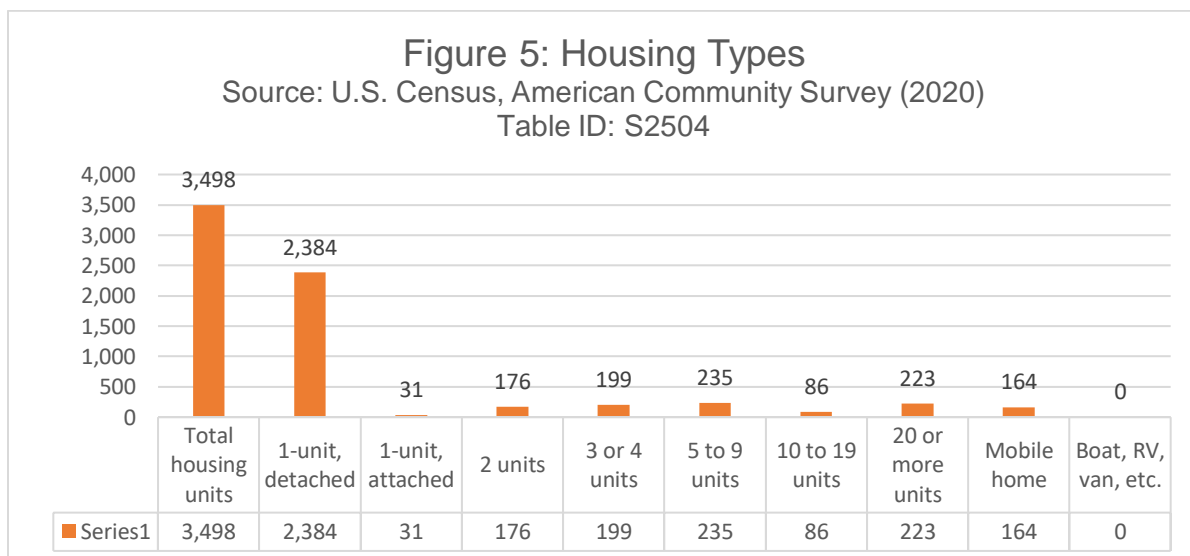
**Table 6: Housing Tenure**

	Occupied Housing Units	Owner Occupied	Renter Occupied	Percent of Total Owned	Percent of Total Rented
<b>City of Molalla</b>	3,362	2,289	1,073	68.1%	31.9%
<b>Clackamas County</b>	143,357	101,324	42,033	70.7%	29.3%
<b>State of Oregon</b>	1,533,430	939,637	593,793	61.3%	38.7%

Source: U.S. Census, ACS 5-Year Estimates, Emerio Design, LLC  
Table ID: DP04

### B. Housing Stock

Figure 5 shows the distribution of housing unit types in the City of Molalla. Detached, single-family homes make up the vast majority (68.2%) of Molalla's housing stock. Apartments with 5 or more units make up roughly 15 percent (15.6%) of the housing stock. Triplexes and quadplexes account for nearly 6 percent of all units, while duplexes account for 5 percent. Mobile homes make up 4.7 percent. Attached, single-family units (e.g., townhouses) account for only 0.9 percent of the total housing stock.



### C. Number of Bedrooms

Table 7 and Figure 5 show the distribution of housing units in the City of Molalla by number of bedrooms. Of the 3,362 occupied housing units in the City of Molalla, roughly 70 percent of them have 2 or 3 bedrooms, while an additional 23 percent have four or more bedrooms. One-bedroom units make up only 4.4 percent of all occupied housing units, with “no bedroom” units—commonly referred to as studios—making up the remaining 3.5%.

Table 7 also provides a breakdown of owner and renter-occupied units by number of bedrooms. Housing units with 2 or 3 bedrooms make up 68 percent of owner-occupied units and 71 percent of renter-occupied units. Housing units with 4 or more bedrooms make up approximately 23 percent of owner-occupied units and 8.4 percent of renter-occupied units. Studio and one-bedroom units are predominately renter-occupied. Combined, they account for 20.5 percent of all renter-occupied units, while only accounting for 2 percent of owner-occupied units.

**Table 7: Number of Bedrooms - Renter and Owner Occupied**

	Occupied housing units	Percent of occupied housing units	Owner-occupied housing units	Percent of owner-occupied housing units	Renter-occupied housing units	Percent of renter-occupied housing units
<b>No bedroom</b>	116	3.5%	27	1.2%	89	8.3%
<b>1 bedroom</b>	149	4.4%	18	0.8%	131	12.2%
<b>2 or 3 bedrooms</b>	2,323	69.1%	1,560	68.2%	763	71.1%
<b>4 or more bedrooms</b>	774	23.0%	684	29.9%	90	8.4%
<b>Totals</b>	3,362	100%	2,289	100%	1,073	100%

Source Needed

### D. Unit Types by Tenure

Table 8 shows the distribution of housing unit types that are owner-occupied. Single-family detached homes account for 92 percent of all owner-occupied housing units, followed by “mobile homes and other housing types” at 6.5 percent. Townhouses and duplexes make up the remainder. There are no owner-occupied units that consists of buildings with three or more units—frequently referred to as condominiums—within Molalla city limits.

**Table 8: Owner-Occupied Housing**

	Single-Family Detached	Single-Family Attached	Duplex	Triplex and Quadplex	5+ Units	Mobile Homes & Other Types
<b>Housing Units</b>	2,100	23	18	0	0	148
<b>Percentage</b>	91.7%	1.0%	0.8%	0.00%	0%	6.5%

Source needed

Table 9 shows the distribution of housing unit types that are renter-occupied. Single-family detached homes account for approximately 28 percent of all renter-occupied housing units,

followed by Triplexes and Quadplexes (25.2%) and 5+ units (27.1%). Duplexes make up roughly 12 percent of all renter-occupied units.

**Table 9: Renter-Occupied Housing**

	<b>Single-Family Detached</b>	<b>Single-Family Attached</b>	<b>Duplex</b>	<b>Triplex and Quadplex</b>	<b>5+ Units</b>	<b>Mobile Homes &amp; Other Types</b>
<b>Housing Units</b>	223	8	130	199	214	16
<b>Percentage</b>	28.2%	1.0%	16.5%	25.2%	27.1%	2.0%

Source needed

### E. Age of Housing Stock

Table 10 provides a housing stock outlook for age and occupancy up to 2017. Not captured in Table 10 are the approximately 170 single-family homes added from 2018 to 2022 according to the Portland State Population Research Center Annual Housing Unit and Population Survey Molalla staff submitted. Nearly 60 percent of Molalla's housing stock was built before the year 2000 according to Table 10, with the largest pre-2000 cohort being 1980 to 1999 (33.8%). The majority of the remaining 40 percent was built during the housing boom that occurred in the early 2000s (34.4%). Comparatively, 75 percent of Clackamas County's existing housing stock was built before 2000. Molalla's relatively newer housing stock is reflective of the growth and increased development pressures the community has experienced over the past twenty years.

The largest share of owner-occupied housing units were built from 2000 to 2009 (39.10%), while the largest share of renter-occupied housing units were built from 1980 to 1999 (43.10%). Approximately 56 percent of owner-occupied units were built before 2000, while roughly 70 percent of renter-occupied housing units were built before 2000. Due to investor and homeowner preferences, it is not uncommon for the majority of renter-occupied units to be comprised of older homes (20+ years).

**Table 10: Age of Housing Stock - Renter and Owner Occupied**

<b>Year Structure Built</b>	<b>Occupied Housing Units</b>	<b>Percent Occupied</b>	<b>Owner-occupied</b>	<b>Percent Owner-occupied</b>	<b>Renter-occupied</b>	<b>Percent Renter-occupied</b>
<b>2014 to 2017</b>	120	3.6%	78	3.4%	42	3.9%
<b>2010 to 2013</b>	40	1.2%	30	1.3%	10	0.9%
<b>2000 to 2009</b>	1,226	34.4%	895	39.1%	263	24.5%
<b>1980 to 1999</b>	1,135	33.8%	673	29.4%	462	43.1%
<b>1960 to 1979</b>	569	13.0%	256	11.2%	182	17.0%
<b>1940 to 1959</b>	281	8.4%	224	9.8%	57	5.3%
<b>1939 or earlier</b>	190	5.7%	133	5.8%	57	5.3%
<b>Totals</b>	3,561	100%	2,289	100%	1,073	100%

Source: U.S. Census, 2020 ACS 5-Year Estimates (Table ID: B25034), Emerio Design, LLC



## F. Housing Costs vs. Local Incomes

According to the 2020 Census, the median cost for housing in Molalla is \$327,200 for those with a mortgage<sup>4</sup> and \$257,800 for those without a mortgage<sup>5</sup>. In 2020, the median rent in Molalla was \$1,118 per month according to the Census data<sup>6</sup>. Table 11 shows the estimated number of owner and renter households that spend less than 20% of their income on housing costs, 20 to 29 percent of their income on housing, and 30 percent or more of their income on housing. Housing that requires no more than 30% of a household's income is generally considered affordable. Conversely, households that spend more than 30 percent of their income on housing costs are considered "rent burdened," despite the fact that both homeowners and renters can be rent burdened.

Oregon Housing and Community Services (OHCS) produces an annual report reviewing severe rent burdened communities of 10,000 people or larger. OHCS defines "severe rent burden" as the share of households spending more than 50% of their income on rent. Molalla was included in the 2020 report after surpassing the 10,000-resident threshold. The 2020 OHCS report lists Molalla as 23.6% severe rent burdened.

Not surprisingly, the less a household earns the more likely they are to spend a greater portion of their income on housing. Due to rents often increasing yearly, renters are typically more likely to be rent burdened than are homeowners, particularly in tight housing markets where rent increases outpace gains in wages.

As Table 11 demonstrates, this holds true in Molalla and in Clackamas County. Renters are significantly more likely to be rent burdened in all income categories than are homeowners.

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<sup>4</sup> Data source: Table S2506 American Community Survey; Financial Characteristics for Housing Units with a Mortgage

<sup>5</sup> Data source: Table S2507 American Community Survey; Financial Characteristics for Housing Units without a Mortgage

<sup>6</sup> Data source: Table DP04 American Community Survey; Selected Housing Characteristics

**Table 11: Percentage of Income Spent on Housing; Monthly (Estimate)**

	<b>Molalla: Owner- Occupied Housing Units</b>	<b>Molalla: Renter- Occupied Housing Units</b>	<b>Clackamas Co.: Owner Occupied Housing Units</b>	<b>Clackamas Co.: Renter Occupied Housing Units</b>
<b>Less than \$20,000:</b>				
Less than 20 percent	0	23	112	0
20 to 29 percent	39	9	64	462
30 percent or more	71	249	4,768	7,725
<b>\$20,000 to \$34,999:</b>				
Less than 20 percent	27	0	1,206	0
20 to 29 percent	25	41	1,133	165
30 percent or more	26	140	5,634	6,146
<b>\$35,000 to \$49,999:</b>				
Less than 20 percent	82	32	2,030	32
20 to 29 percent	26	0	1,481	102
30 percent or more	83	118	6,200	5,866
<b>\$50,000 to \$74,999:</b>				
Less than 20 percent	90	24	4,151	521
20 to 29 percent	189	258	2,516	3,165
30 percent or more	146	6	5,884	3,834
<b>\$75,000 or more:</b>				
Less than 20 percent	765	36	51,965	6,828
20 to 29 percent	592	74	22,016	5,280
30 percent or more	128	9	9,108	1,249

Source: U.S. Census, ACS 5-Year Estimates, Emerio Design, LLC  
Table ID: S2503

## V. Current Housing Needs

### A. Actual Development

Recent development has been based on Development Code policies (most recently updated early 2022) which implements the goals and policies of the Comprehensive Plan. The City of Molalla's 2014 Comprehensive Plan established residential land designations and density ranges.

Molalla 2014 Comprehensive Plan Designations<sup>7</sup> (Residential):

- Low Density Residential (R-1) provides for single-family dwellings and duplexes at densities of 4-8 units per buildable acre.
- Medium Density Residential (R-2) provides for a mix of multi-family, attached single-family housing and manufactured dwelling parks at densities of 6-12 dwelling units per net buildable acre.
- Medium-High Density Residential (R-3) provides for a mix of multi-family, attached and single-family housing at 8-24 dwelling units per net buildable acre.

<sup>7</sup> City of Molalla 2014 Comprehensive Plan pages 50-51 retrieved from [https://www.cityofmolalla.com/sites/default/files/fileattachments/planning/page/3760/3\\_final.molalla.comp\\_plan.10.09.2014.pdf](https://www.cityofmolalla.com/sites/default/files/fileattachments/planning/page/3760/3_final.molalla.comp_plan.10.09.2014.pdf)

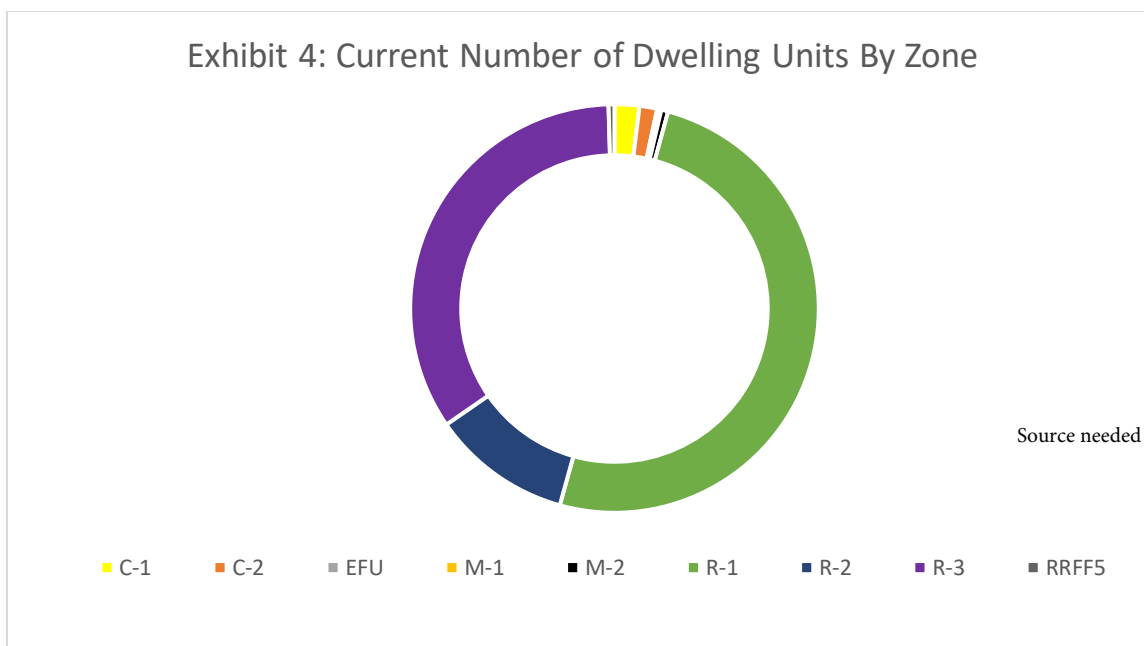
Table 12 describes the total development permits approved from 2018 to 2022 (percent column of Table 12 calculated using the number of permits not the number of dwelling units added). A previous study by Winterbrook Planning<sup>8</sup> provided the data for building and development permits from 2011-2017. According to the Winterbrook Study, from 2011 to 2017 single-family homes accounted for 30% of the residential development including manufactured homes. During this same period 70% of the residential development permits proposed multi-family or duplex housing.

Clackamas County provided data from 2018-2022 (spring) and City Staff provided data for approved development permits as of Fall 2022 including approved projects where a development permit may not yet have been pulled. Since 2018, 33 building permits have been approved and were issued certificates of occupancy to account for 284 residential units. Only two multi-family or apartment building permits were approved (certificate of occupancy issued) although this category accounted for dwelling units added during this time (211 dwelling units of the total 284 units). Duplexes (2 dwelling units on one parcel) accounted for 4.9 percent of the total building permits applied for during this same period.

**Table 12: Building Permits 2018-2022**

	2018-2022	Percent <sup>9</sup>
<b>Single-Family</b>	14	4.9%
<b>Manufactured Home</b>	9	3.6%
<b>Duplex (units)</b>	14 (7 projects)	4.9%
<b>Multi-family (units)</b>	247 (2 projects)	86.9%

Source needed (City)



As shown in Exhibit 4, 95% of the current development in Molalla is split between the three residential zoning designations (R-1, R-2, and R-3). Molalla has 3.38 acres of property with a zoning designation of Exclusive Farm Use within its urban growth boundary but only accounts for two dwelling units. M-1 and M-2 zones describe property intended for industrial development and

<sup>8</sup> DRAFT Residential Land Needs Report by Winterbrook Planning (2018) pages 6-8

<sup>9</sup> Percent calculated using total number of units rather than number of permits

allows a dwelling unit as a conditional use for the purpose of a caretaker or watchman. The M-1 and M-2 zones account for 10 dwelling units over 10.61 acres. C-1 and C-2 are commercially zoned properties but allow for limited residential development. Manufactured homes are permitted within the C-1 and C-2 zones along with residential units above a commercial use. Molalla has 20.49 acres of commercially zoned land split between the C-1 and C-2 zones. To date, Molalla has 123 residential units within this zoning designation and equates to the second largest cohort in Exhibit 2.

## VI. Future Housing Needs to 2042

The future (20 year) housing need forecast for Molalla considers demographic and socio-economic factors. The Portland State University Population Research Center forecasts Molalla's 2042 population to be 15,660. Based on projected population growth as forecasted and housing market conditions, Molalla is expected to add 5,432 people and that will require 2,077 net new dwelling units over the next 20 years as described in Table 13.

The expected distribution of housing types is depicted in Table 14. Based on local housing mix preferences outlined in the Safe Harbor Method, it is anticipated that 55% of the dwelling unit demand (1,143 dwelling units) will consist of single-family detached homes including manufactured dwellings, 25% will be medium density such as townhouse/plexes (519 dwelling units), and 20% (415 dwelling units) will be high density such as multi-family (apartments). The future demand represents a greater share of medium and high-density housing in Molalla than the current inventory and would result in more attainable housing for households at all income levels.

We also reviewed vacancy rates as part of the Housing Needs Analysis. The City of Molalla had overall vacancy rates lower than Clackamas County and indicates a constrained housing market. Molalla's vacancy rate as of 2020 was 2% compared to Clackamas County at 3.7%<sup>10</sup>. For the purposes of this analysis, we assumed an increase of overall vacancy rate to 4% due to large margins of error in US Census data.

**Table 13: Project New Dwelling Units Needed**

<b>Year</b>	<b>2042</b>
<b>Projected Population Increase</b>	5,432
<b>Households @ 2.72 Persons Per Household</b>	1,997
<b>Households Including 4% Vacancy Rate</b>	2,077

Methodology for projection needed

Cite PSU study

The Safe Harbor Method is described in OAR 660-024-0040(8)(f) and further described in "Table 1: Housing Mix/Density Safe Harbors". As part of this rule municipalities are categorized by projected size. Based on the methodology, the City of Molalla is grouped into the category with a projected 2042 population (20-year projection) range of 10,001 to 25,000. As indicated in Table 14, this assumes 2,077 net new dwelling units with a required mix as follows: 55% low-density, 25% medium-density, and 20% high-density residential units. This method requires an overall citywide minimum density within residential base zones of 5 dwellings per net acre. Additionally,

<sup>10</sup> Data source: US Census Table CP04 American Community Survey; Comparative Housing Characteristics



this method requires 7 dwellings per net acre for UGB analysis and a maximum density of at least 9 units per acre over all on the identified residential buildable land base.

**Table 14: Safe Harbor Housing Mix and Density**

Dwelling Mix	Percent	Number of Dwellings	Notes
Low Density Residential <sup>1</sup> (R-1)	55%	1,143	See OAR 660-024: Table 1
Medium Density Residential (R-2)	25%	519	See OAR 660-024: Table 1
Medium-High Density Residential (R-3)	20%	415	See OAR 660-024: Table 1
Total	100%	2,077	

<sup>1</sup>Includes Mobile Homes

## VII. Conclusion

From the Buildable Lands Inventory Analysis, we know that the City of Molalla has 60.82 net acres of vacant/buildable and infill potential land with a residential comprehensive plan designation within the Urban Growth Boundary and City Limits. Further broken down, Molalla staff has identified 33.25 net acres within the R-1 zone, 5.06 net acres within the R-2 zone, and 22.51 net acres in the R-3 zone. Using the 7 units per net acre density and accounting for a 25% reduction (right-of-way and public facilities), the current available land can accommodate approximately 425 of the 1,662 (Calculation: Table 14 R-1 + R-2 # of dwellings column) attached and detached dwelling units (including manufactured dwellings) needed for the projected population growth by 2042. With current available land accommodating for 25% of the needed dwelling units, this leaves a deficit of 1,237 units.

Properties with a commercial plan designation within the Comprehensive Plan permit medium-high density dwellings above commercial uses. This development is typically seen in the form of apartment or condominium dwelling units. Based on the Buildable Lands Inventory summary, Molalla staff have identified 61.98 acres of vacant/buildable and infill commercial properties (4.82 ac within C-1 zone and 57.16 ac within the C-2 zone) as shown in Exhibit 3. This analysis uses the Safe Harbor provisions which does not account for residential development on commercial lands. Although some residential development could be accommodated within commercial zoned lands while allowing commercial uses, further analysis is needed on economic lands prior to developing a conclusion on residential development within commercial lands. Additionally, the Housing Production Strategy will provide additional clarification on this topic.

## VIII. Glossary of Key Terms

**Acre** is 43,560 square feet.

**Buildable Lands** are properties classified as vacant or partially vacant that have at least some development capacity for new residential development.

**Constrained Lands** are any land identified with natural hazards as determined by Statewide Planning Goal 7, land subject to wetlands or natural resource protection under Statewide Planning Goals 5, has a slope of 25% or greater, is within the mapped 100-year floodplain, or land designated as open or public spaces.

**Density** is the number of housing units on one acre of land.

**Developed Property** is property considered to be fully developed or unavailable for development (such as parks/open space, working lands, or cemeteries). Also land not previously identified as vacant, partially vacant, or constrained.

**Dwelling** is a structure conforming to the definition of a dwelling under applicable building codes and providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

**Dwelling Unit** is a house, apartment, mobile home or trailer, group of rooms, or single room that is occupied or is intended for occupancy.

**Federal Poverty Level (FPL)** is a set of income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income before taxes is less than the family's FPL, then the family and every individual in it is considered in poverty.

**Infill Properties** are land areas identified as underdeveloped or have the potential to be redeveloped to a higher density.

**Multi-family Development** is a structure or group of structures containing three or more dwellings on the same lot or parcel.

**Oregon Administrative Rules (OAR)** are created by most agencies and some boards and commissions to implement and interpret their statutory authority (ORS 183.310(9)). Agencies may adopt, amend, repeal, or renumber rules, permanently or temporarily. Every OAR uses the same numbering sequence of a three-digit chapter number followed by a three-digit division number and a four-digit rule number. For Example, Oregon Administrative Rules, Chapter 166, Division 500, Rule 0020 is cited as OAR 166-500-0020. (Oregon.gov)

**Persons per Household (PPH)** is the average household size (i.e. the average number of persons per occupied housing unit).

**Partially Vacant Property** is a legal lot of record with some existing development or improvement but can be subdivided to allow for additional residential development.

**Redevelopable Acres** are properties identified as vacant, partially vacant, other non-constrained legal lots of record planned for future residential development or properties identified as infill properties.

**Safe Harbor** means an optional course of action that a local government may use to satisfy a requirement of Goal 14 (urbanization); and if the city needs to expand their urban growth boundary, a safe harbor analysis lends protections from appeal on certain elements.

**Severely Cost Burdened (AKA Rent Burdened)** are households who spend over 50% of their income on housing according to the US Department of Housing and Urban Development (HUD).

**Townhouse** (attached, single-family dwelling) is a dwelling unit located on its own lot that shares one or more common or abutting wall(s) with one or more dwelling units on adjacent lot(s).

**Vacant Property** is a legal lot of record with no existing structures or parcels with building value = 0-\$50,000 (Clackamas Assessors Database) and identified as unconstrained within the local buildable land inventory for future residential development.

The background of the entire page is a repeating pattern of interlocking 3D cubes, creating a complex, geometric, and isometric visual effect.

# **City of Molalla**

## **2022-2042 Buildable Lands Inventory Methodology Appendix**



## Methodology

### Introduction

The purpose of this appendix is to describe the methodology and data sources for the City of Molalla's Buildable Lands Inventory (BLI) and the results of the inventory. This BLI is a component of the Molalla Housing Needs Analysis (HNA) project, and the results will inform the land needed for future housing growth. The Molalla HNA is being funded through a Department of Land Conservation and Development (DLCD) grant for implementing applicable requirements of House Bill 2003 (Regional Housing Needs Analysis) implementation. The BLI addresses land within the Molalla Urban Growth Boundary (UGB) as shown in Figure 1.

The BLI is conducted in several steps, as follows.

**Step 1: Identify Constraints.** Constraints include floodplains, wetlands, water bodies, and steep slopes (25% or greater).

**Step 2: Classification of Land.** Every tax lot within the Molalla UGB was classified based on zoning. The BLI for this project is confined to those properties with a zoning designation allowing residential development.

**Step 3: Assign Development Status.** Each tax lot within the Molalla UGB is given a "development status." These development statuses are based on Assessor's data, aerial imagery, and staff input. Each development status type is defined later in this appendix.

**Step 4: Determine Developable Acreage.** Tax lots with a vacant or partially vacant status are given an amount of developable acreage based on their size, existing uses, and any development constraints on the property identified in Step 1.

**Step 5: Determine Development Capacity.** For land categorized as residential or allows residential development, development capacity was determined by number of units based on the developable acreage of a parcel and a review of the City's zoning regulations.

### Legal Framework

#### STATE RULES AND STATUTES

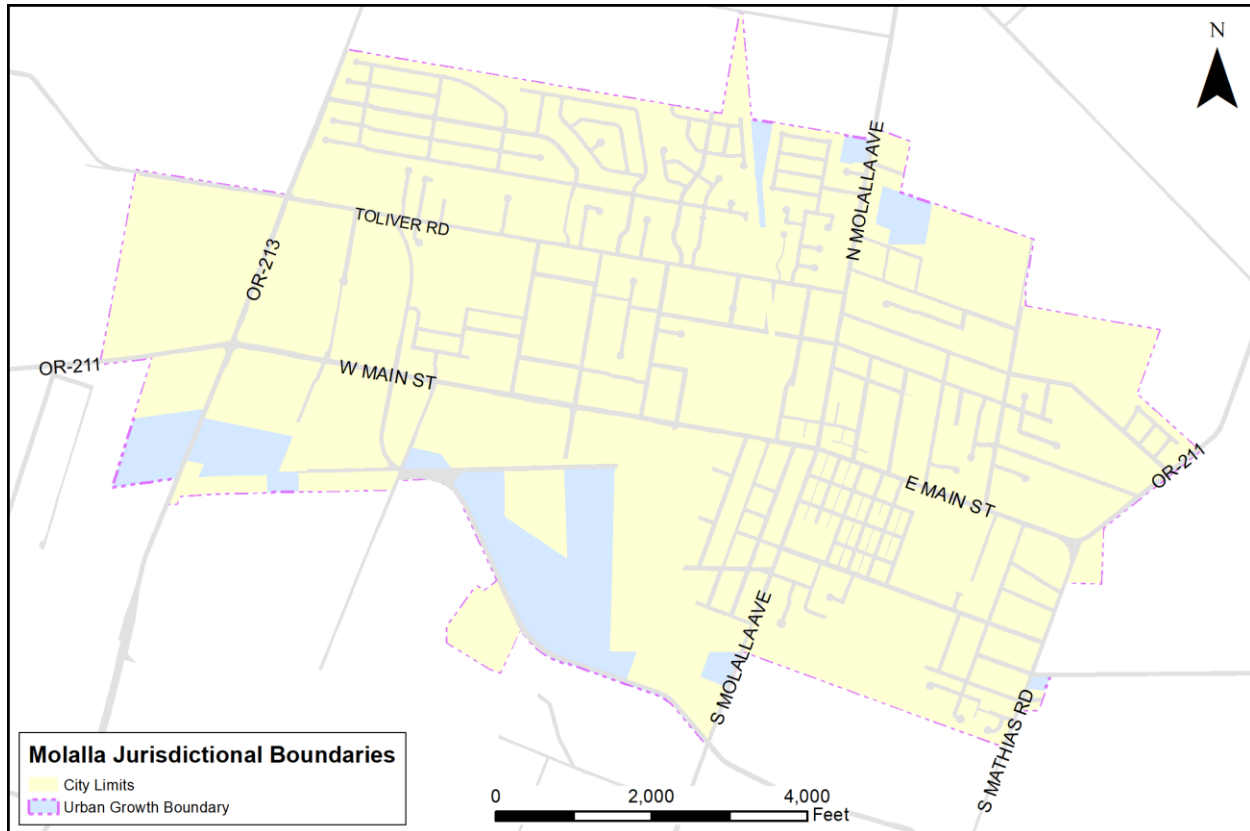
This appendix draws on requirements related to analyzing buildable land for UGB expansions in jurisdictions throughout Oregon. Relevant to this analysis are provisions under OAR 660 Division 24, Urban Growth Boundaries (660-024-0050 Land Inventory and Response to Deficiency); and Division 38 (Simplified Urban Growth Boundary Method).

This regulatory framework provides the following guidance for assessment of buildable lands within the UGB:

- ◆ Physical constraints on the developability of land include floodways and water bodies; land with slopes greater than 25%; and lands subject to Goal 5 (Natural Resources, Scenic and historic areas, and open space), Goal 6 (air, water, and land resources quality), or Goal 7 (areas subject to natural disasters and hazards).
- ◆ Land should be categorized by as vacant, partially vacant or developed.
- ◆ A BLI must consider lands for public facilities such as roads, stormwater facilities, schools, etc. Publicly owned land is not generally considered available for development.
- ◆ Per OAR 660-038-0070, the following types of constraints must be removed from the land inventory at the varying rates:
  - ◆ The regulatory floodway and 100-year floodplain – 100% removal
  - ◆ Slopes over 25% that are contiguous and at least one acre – 100% removal

- ◆ Is severely constrained by natural hazards as determined under Statewide Planning Goal 7
- ◆ Lands subject to natural hazards or natural resource protection measures determined under Statewide Planning Goals 6, 6, and 7.

Insert city limits map with UGB line.



**Figure 1: Study Area**

## Step 1 - Constraints

Development constraints are factors that temporarily or permanently limit or prevent residential development. Development constraints include, but are not limited to, wetlands, environmentally sensitive areas such as habitat, slope, topography, infrastructure deficiencies, parcel fragmentation, or natural hazard areas. The first step of the BLI process addresses land constraints by natural resources. Subsequent steps in the BLI removes the constrained acreage from the total area within each tax lot.

### Natural Resource Constraints

Natural resources typically provide beneficial environmental functions or aesthetic enhancements that are necessary to preserve. In addition, the City contains areas subject to natural hazards and other land that is not suitable for development, such as floodplains, and steep slopes. Each constraint was identified for removal due to State or local requirements that limit development.

The following natural resource constraints are assumed to be entirely unbuildable or removed fully.

- Steep slopes >25%
- Wetlands identified in the City's Local Wetland Inventory
- Waterbodies and floodplains
- Natural Hazards as determined by Statewide Planning Goal 7

Note that any given piece of land can have multiple, overlapping constraints. Specifically, this would be the acreage that is removed from the buildable areas analysis.

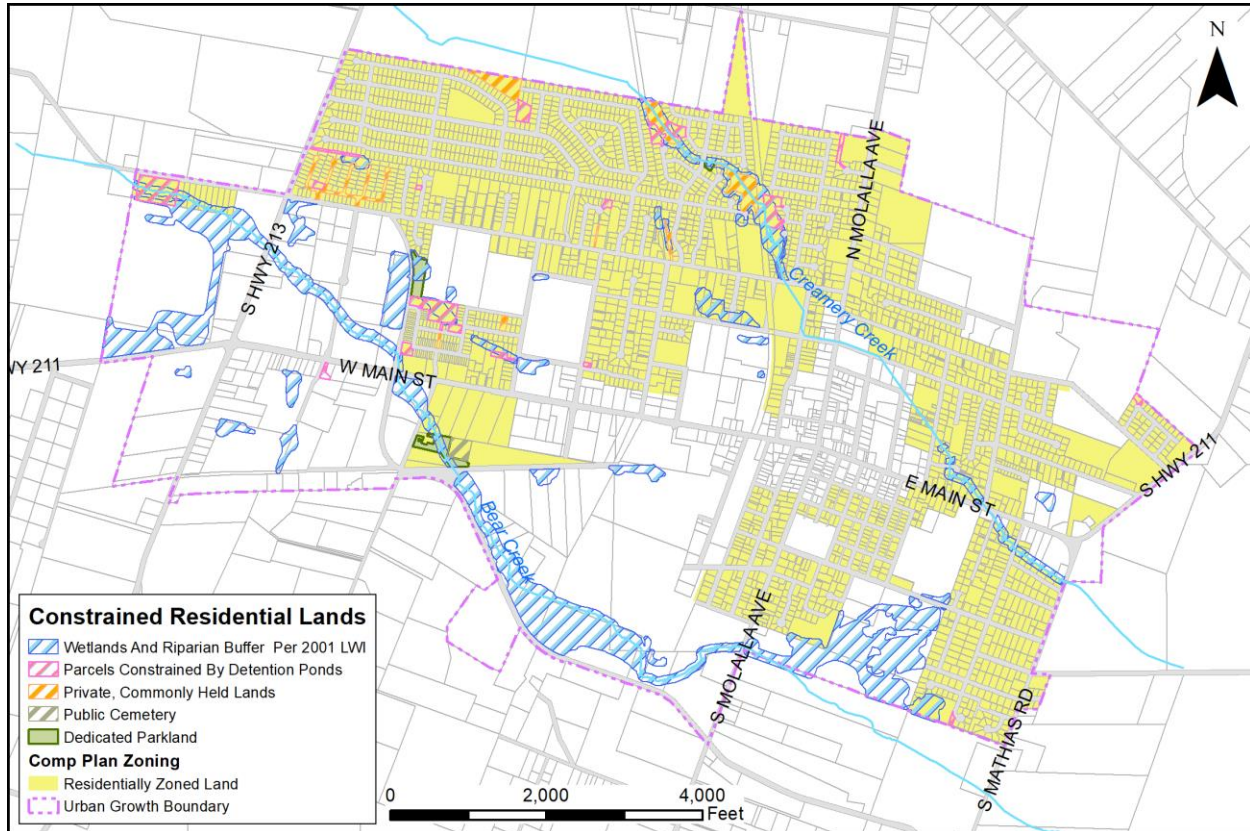


Figure 2: Molalla Development Constraints

## Step 2 - Classification of Land

The only areas included in the analysis are the City's three residential zones that are currently being applied: R-1 through R-3. Land zoned for other uses (commercial, industrial, open space, etc.) or which is outside the UGB is excluded.

Table 2 summarizes the residentially zoned lots or designated land including unbuildable/constrained lands. Per Table 5 of the HNA, there are approximately 548.21 acres of residential land within the City's UGB. As shown, R-1 represents a significant portion of all residential land within the UGB at approximately 358.68 acres (approx. 65.43% of residential land).

*Table 2: Development Status by Zone*

Zone	Vacant Lots	Partially Vacant Lots	Developed Lots	Unbuildable/Constrained Lots
R-1	14	31	1833	16
R-2	7	1	405	3
R-3	57	17	1250	6
<b>Totals</b>	<b>78</b>	<b>49</b>	<b>3488</b>	<b>25</b>
	(32.99 ac)	(36.09 ac)	(547.67 ac)	(19.11 ac)

### Step 3 – Development Status

Each residential property within the Molalla UGB was given a ‘development status’ of either vacant, partially vacant, constrained, or developed. These designations are based on County tax assessor’s data, aerial imagery, and staff input. Criteria for these categories are described below.

#### Development Status for Residential Tax Lots

- ♦ **Vacant Property** is a legal lot of record with no existing structures or parcels with building value = 0-\$50,000 (Clackamas Assessors Database) and identified as unconstrained within the local buildable land inventory for future residential development. Determination for building values that constitute vacant properties was based on definitions from OAR 660-024-0050.
- ♦ **Partially Vacant Property (Infill Potential)** is a legal lot of record with some existing development or improvement but can be subdivided to allow for additional residential development. Per OAR 660-024-0050 the City determined infill potential as follows: for lots and parcels that contain at least one-half acre of buildable land and that contain a single-family residence, the city has subtracted one-quarter acre for the residence and counts the remainder of the lot or parcel as vacant land.
- ♦ **Constrained Lands** are any land identified with natural hazards as determined by Statewide Planning Goal 7, land subject to wetlands or natural resource protection under Statewide Planning Goals 5, has a slope of 25% or greater, is within the mapped 100-year floodplain, or land designated as open or public spaces.
- ♦ **Developed Property** is property considered to be fully developed or unavailable for development (such as parks/open space, working lands, or cemeteries). Also land not previously identified as vacant, partially vacant, or constrained.

Table 2 summarizes the number of properties/lots within each development status category by the respective zoning designation. As shown in the table, there are an estimated 127 vacant or partially vacant lots within the UGB. Most of the developable land is in the R-3 zone, at approximately 25.32 acres.

Figure 3 from the Molalla Housing Needs Analysis and Buildable Land Inventory Summary illustrates the location of the development status of properties within the City’s UGB. Vacant land appears to be sprinkled throughout the city with the largest properties on the fringes of town near the City Limits line. Most constrained properties (as shown in Figure 2) are adjacent to Creamery Creek and Bear Creek wetland areas. However, most properties adjacent to Bear Creek are not identified as residential.

### Step 4 – Determine Development Capacity

The capacity of developable residential land is estimated based on the City’s zoning designations. Buildable land is unconstrained acreage minus the assumed future right-of-way (ROW) dedication to accommodate dwelling units (streets) and public lands/water quality facilities. A 25% reduction

in land area to accommodate required right-of-way improvements and public lands. Table 5 from the Housing Needs Analysis provides a breakdown of the gross land area per designation, the constrained lands per designation, and the number of current dwelling units within each residential designation.

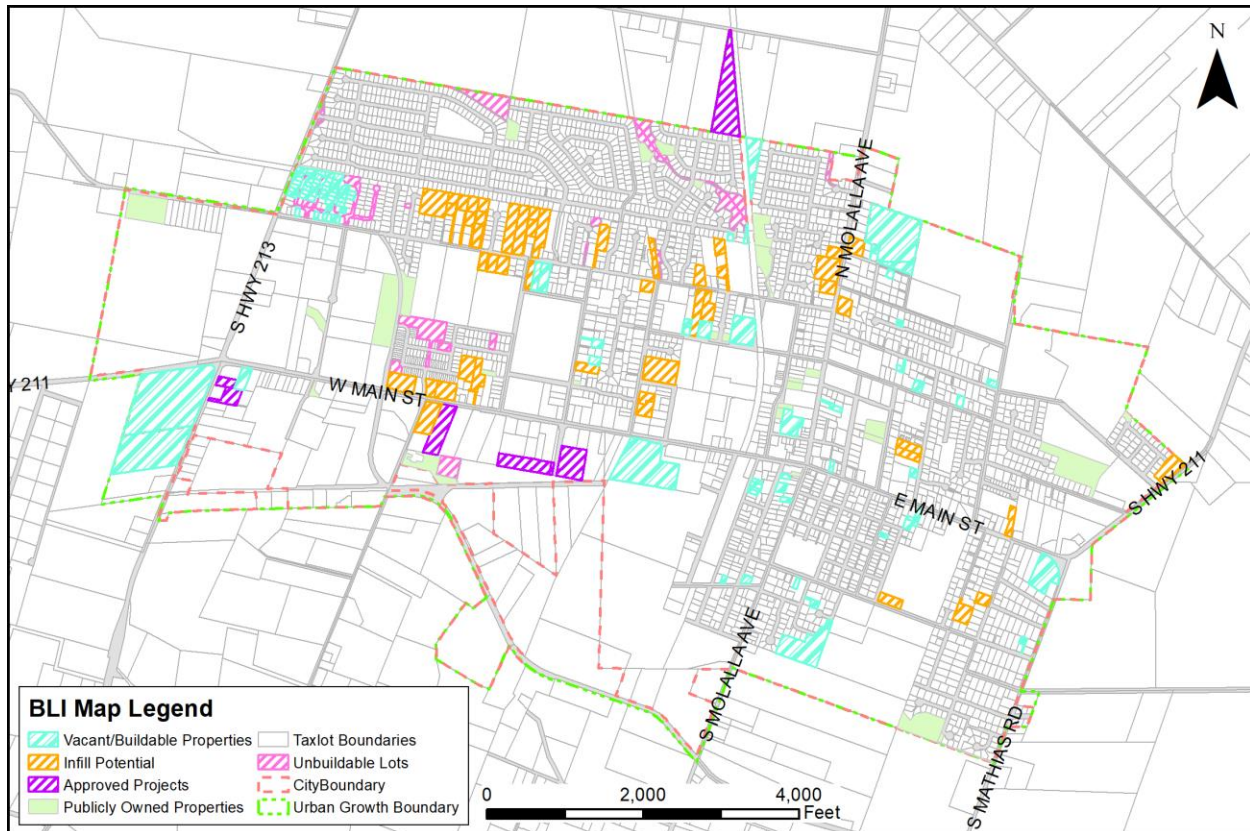
**Table 5: Residential Land Base Areas**

<b>Existing Residential Units (By Current Comp. Plan Designation)</b>	<b>Land Area<sup>1</sup> (Acres)</b>	<b>Land Area Constrained (Acres)</b>	<b>Number of Units (2022 current)</b>
<b>Low Density Residential (R-1)</b>	358.68	12.59	1,833
<b>Medium Density Residential (R-2)</b>	64.03	0.68	407
<b>Medium-High Density Residential (R-3)</b>	125.50	5.84	1,263

<sup>1</sup> Land area information from Clackamas County Assessor's Office

Housing capacity was estimated by multiplying the estimated buildable acreage by each zone. This approach assumes that every vacant or partially vacant property can accommodate at least one unit. The estimated housing capacity and density assumptions are based on the Safe Harbor methodology as shown in Table 14 of the Housing Needs Analysis.





**Figure 3: Buildable Lands Inventory Map**

**Table 14: Safe Harbor Housing Mix and Density**

Dwelling Mix	Percent	Number of Dwellings	Notes
Low Density Residential <sup>1</sup> (R-1)	55%	1,143	See OAR 660-024: Table 1
Medium Density Residential (R-2)	25%	519	See OAR 660-024: Table 1
Medium-High Density Residential (R-3)	20%	415	See OAR 660-024: Table 1
Total	100%	2,077	

<sup>1</sup>Includes Mobile Homes

### Safe Harbor Method

The Safe Harbor Method is described in OAR 660-024-0040(8)(f) and as part of this rule municipalities are categorized by projected size. Molalla is grouped into the category of cities with a future population of 10,001 – 25,000. This analysis used the as indicated in Table 14, this method assumes 2,077 net new dwelling units, with a required mix as follows: 55% low-density, 25% medium-density, and 20% high-density. This method requires an overall (citywide) minimum density within residential base zones of 5 dwellings per net acre; 7 dwellings/acre for UGB analysis; and the city must allow 9 units per acre overall (citywide) on its buildable residential land base.

The Safe Harbor Combined Housing Mix and Density Method was used for this analysis. In accordance with OAR 660-008-0005 (2), an estimate of buildable land inventory within the Molalla Urban Growth Boundary has been created to determine that amount of land available to meet housing needs. The BLI analysis used current GIS data provided by City Staff, Clackamas County

Assessor parcel information and US Census data to make the following calculations for vacant land in accordance with OAR 660-024-0050(3)(a-b):

- ◆ **Step1:** Calculate gross vacant acres by plan designation, including classifications for fully vacant and partially vacant (infill potential) parcels.

- ◆ Per Exhibit 3: 32.99 acres of residential land is further broken down as follows:

R-1	15.78 ac
R-2	5.99 ac
R-3	11.22 ac

- ◆ **Step 2:** Calculate gross buildable vacant acres by plan designation by subtracting land that is constrained from future development, such as existing public right-of-way, parks and open space, steep lots, and floodplains.

- ◆ For the purposes of this analysis, it was assumed that a 25% reduction in land area adequately accounts for open space, right-of-way, parks, and constrained lands.

- ◆ Equation: (Step 1) X (25%)

R-1	3.94 ac
R-2	1.50 ac
R-3	2.81 ac

- ◆ **Step 3:** Calculate net buildable vacant acres by plan designation by subtracting future public facilities such as roads, schools, parks, and gross buildable vacant acres.

- ◆ Equation: (Step 1) - (Step 2)

R-1	11.83 ac
R-2	4.49 ac
R-3	8.41 ac

- ◆ **Step 4:** Determine total net buildable acres by plan designation by adding redevelopable acres to net buildable vacant acres.

- ◆ The basic calculations for redevelopable properties were completed by Molalla City Staff utilizing current GIS data and visual inspection of properties.

- ◆ Total net redevelopable properties by plan:

R-1	21.42 ac
R-2	0.57 ac
R-3	14.10 ac

- ◆ Equation: (Step 3) + (total net redevelopable properties by plan)

R-1	33.25 ac	Total:
R-2	5.06 ac	60.82 ac

R-3	22.51 ac	
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The City has 60.82 acres of redevelopable properties across all three residential zones. Further analysis is required to determine how much land would be needed to accommodate future housing in a UGB expansion.

## Exhibit B - Comprehensive Plan Recommended Changes

Annotated to show ~~deletions~~ and additions to the code sections being modified. Deletions are ~~**bold lined through**~~, and additions are **bold underlined** in red.

### Molalla Comprehensive Plan – ~~2014~~ **2023**

#### GOAL 2: LAND USE PLANNING

The purpose of Statewide Planning Goal 2 – Land Use Planning is:

*To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

#### Background

Molalla began its first comprehensive planning process in 1975 by forming a citizens' advisory committee (CAC). By 1980, the CAC completed Molalla's first Comprehensive Plan that was generally consistent with the statewide planning goals adopted by the Oregon Land Conservation Development Commission (LCDC). Many notices and articles were published to provide citizens **with** an opportunity to assist in the preparation of the Comprehensive Plan. Since that time, the Molalla Comprehensive Plan has guided growth and development in the City.

Molalla's 1980 Comprehensive Plan was adequate for its time. In 2002, the City determined a major revision to the Comprehensive Plan was necessary to address rapid population growth, changes to the City's economic base, and the City's recreation-based and family-oriented identity.

**Between 2002 and 2014**~~Over the last decade~~, the City has:

- Conducted extensive reviews of the Molalla Comprehensive Plan and Development Code;
- Prepared a detailed economic analysis ;
- Conducted a residential land needs analysis and buildable lands inventory;
- Prepared a Downtown Plan
- Prepared and updated a Parks & Recreation Plan;
- Held a number of Planning Commission meetings.

**In 2014, Molalla completed extension revisions to the Molalla Development Code and new Parks and Recreation Master Plan. This work was completed in two phases. Phase 1 included adoption of the 2014 Molalla Comprehensive Plan and the adoption of the Parks and Recreation Plan.**

**Phase 2 included an assessment and possible expansion of the City's 20-year Urban Growth Boundary (UGB) and adoption of:**

- **Extensive revisions to the Molalla Development Code; and**
- **Revisions to the Molalla Transportation Systems Plan.**

~~The City is now completing adoption of this document (the 2014 Molalla Comprehensive Plan), extensive revisions to the Molalla Development Code and a new Parks and Recreation Master Plan. The first phase of a two-phased comprehensive planning process:~~

~~Phase 1 includes adoption of this document (The 2014 Molalla Comprehensive Plan) and the adoption of the Parks and Recreation Plan.~~

~~Phase 2 includes an assessment and possible expansion of the City's 20-year Urban Growth Boundary (UGB) and adoption of:~~

- ~~\*—Extensive revisions to the Molalla Development Code; and~~
- ~~\*—Revisions to the Molalla Transportation Systems Plan.~~

~~The updates will provide for the coordination of both the growth and development projections and timing of facility expansions.~~

## **Population Projection**

Population projections serve several purposes. First they allow cities to estimate the amount of public infrastructure capacity that will be necessary to serve city residents. This ensures that cities have sufficient public facilities, such as sewer, water, and transportation to accommodate projected growth. These facilities require a substantial public investment, and it is essential to have a reasonably accurate demand forecast.

Next, projections allow cities to develop estimates of how much housing, park, school, institutional, commercial, and industrial space will be needed over the planning period. These estimates in turn allow for a determination of how much land will be needed to accommodate that growth. Finally, the amount of land needed for growth can be compared with the City's buildable lands inventory to determine whether sufficient land is available to accommodate 20 (or more) years of growth.

## **Historic Population Trends**

Based on the ~~2010~~ **2020** US Census, Molalla is a city of approximately ~~10,228~~ **8,100** residents. Molalla's economy was hurt by the decline in the timber industry, which remained the mainstay of the community's economy until the 1980s. In recent years, the city has been making efforts to diversify its economic base with new manufacturing and commercial investments and creating an Enterprise Zone to encourage more economic development. Tourism is playing an increasing role in the city's economy as well.

Despite recent economic difficulties, Molalla remains an attractive location to reside. Molalla is near recreational activities, and it has largely become a bedroom community to the Portland and Salem areas.

Population growth has been strong in Molalla, averaging 4.0% annually over the last 20 years, slightly higher than the 50 year average of 3.4% annual growth. The population increased steadily from 1970 to 2000, averaging approximately 70 persons per year. Population increases jumped from 1990-2010, averaging around 200 persons per year. Based on building permit data (~~Table 4~~), this jump in population growth may be largely due to the housing boom from 2000 to 2007, with an average of 72 new permits issues each year. In the latter part of the last decade, building activity declined



dramatically, with an average of only 18 new permits issued annually from 2008 to 2010. ~~Molalla also has a low supply of developable residential land, however, which could be exacerbating this slowdown.~~ Within the last ten years (2010 – 2020), the population has increased by 2,120 people, which represents a 26 percent increase in total population. At this pace, Molalla boasts an Average Annual Growth Rate (AAGR) of 1.8 percent between the 2010 and 2020 Decennial Census.

## **20-Year Coordinated Population Forecast**

In order to maintain and update Comprehensive Plans and urban growth boundaries (UGBs), a “coordinated” population projection is required by ORS 195.036. Population projections must be coordinated by the designated coordinating agency, Clackamas County.<sup>1, 2</sup>

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<sup>1</sup> Note: Under House Bill 2254, the State legislature in 2013 changed the rules for coordinated population projections. These new rules will become effective Jan 1, 2015 and requires that population projections be completed and coordinated by the Portland State University Population Resource Center.

<sup>2</sup> The urban cities in Clackamas County are part of Metro (the Metropolitan Service District), which is responsible for coordinating population forecasts within its boundary. Until the changes in HB 2254 take effect, Clackamas County is the coordinating body for the rural area of the County (the area outside the Metro boundary), including the five rural-area cities.(see note 1)

In 2013, Clackamas County adopted 20-year coordinated forecasts for its five rural cities (Barlow, Canby, Estacada, Molalla and Sandy). This forecast was completed over a year-long process of analysis and coordination in which staff from the City of Molalla participated. The adopted forecast for Molalla takes into account historic growth trends in the city, as well as factors that are expected to affect future growth both positively (i.e. efforts to attract more business investment and recent increases in home-building activity and interest from developers) and negatively (i.e. potential limitations in the water supply in the future and relatively few jobs and retail opportunities currently)

#### Historic and Projected Growth, City of Molalla

Year	Population	AAGR	Avg. Annual Increase
1960	1,501		
1970	2,005	2.9%	50
1980	2,992	4.1%	99
1990	3,683	2.1%	69
2000	5,739	4.5%	206
2010	8,108	3.5%	327
2032	12,760	2.0%	212
2035	13,400	2.0%	212
2042	15,660	1.8%	755

Extrapolating from this forecast for the 20-year planning horizon of 2022-2042, as specified for this Comprehensive Plan, the City of Molalla (UGB) is projected to contain approximately 15,660 people in 2042. This means the City must plan for a net growth of approximately ~~4,340~~ 5,432 new residents, or roughly ~~1,530~~ 2,077 households over the next 20 years.

The further out a population projection goes, the less reliable it becomes. This is especially true for smaller jurisdictions, where events such as the gain or loss of a single large industrial employer can have significant impact on the area population, and development of a large subdivision will comprise a substantial portion of the City's projection. Lifestyle and migration patterns, key components of population growth, are logically less clear as we look into the future. As such, it is important for the city to monitor actual population growth, so that they may adjust and modify plans and projections to account for variances.

#### Comprehensive Plan Revision and Interpretation

Comprehensive plans or maps must adjust to changing attitudes and desires, economic and social conditions, and technology. The City expects to review the Comprehensive Plan every 5-10 years, to ensure the Plan remains up-to-date and in a workable framework for development. If changing conditions indicate that review of the Plan's Goals and Policies are warranted, the Planning Director, City Council, or Planning Commission may initiate modifications at any time. Any citizen or group may file the appropriate paperwork and pay the appropriate fees to apply for a ~~Pplan~~ plan amendment. The City shall review proposed plan amendments as received. An assessment and/or expansion of the city's Urban Growth Boundary may only be initiated by the City Council.

Once public hearings before the Planning Commission and the City Council have been concluded and the Plan has been officially adopted, the Plan becomes the official policy statement of the City Council of the

City of Molalla. The City will interpret the standards and requirements of either the text or maps of the Comprehensive Plan pursuant to the adopted process. The City Council shall have final authority for the interpretation of the text and/or the map when such matters come before the City Council for consideration.

### **Major and Minor Plan Amendments**

All land use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances. Major and minor plan amendments are described below:

- A **major amendment** means any significant change to the Comprehensive Plan text or map initiated by the City Council or Planning Commission. A “major change” is one that refines, amends, or changes both the plan text and map, has an effect over a large geographic area and is likely to have significant environmental, energy, economic and social consequences. Major plan amendments include but are not limited to plan amendments that incorporate community plans as part of the Comprehensive Plan or use portions of the public facility plans as part of the Comprehensive Plan in accordance with State statute and regulations implementing Statewide Planning Goal 11.
- A **minor amendment** means change to the Comprehensive plan, which is not a major plan amendment. Minor plan amendments include all quasi-judicial, site-specific amendments to the Comprehensive Plan Map.

### **Jurisdictional Boundaries and Urban Growth Management**

The Molalla Urban Growth Boundary (UGB) contains land under both City and County jurisdiction. The establishment and change of the UGB is a joint process that requires approval from both the Molalla City Council and the Clackamas County Board of Commissioners. To ensure consistency, the City and County coordinate efforts to manage all lands within these boundaries. The policy document used for this purpose is the "Urban Growth Management Agreement."

Molalla has land use decision making authority within the Molalla City Limits. Annexation to the City is required to access urban services necessary to support urban levels of development. The City's intent is maintain an adequate supply of buildable and serviceable land within the City Limits to ensure that there are choices in type, location, and density or intensity of residential, commercial, industrial and public facilities development.

Clackamas County is responsible for making land use decisions outside the City Limits but within the Urban Growth Boundary (UGB). The City intends to update its Urban Growth Management Agreement (UGMA) with Clackamas County, as needed, regarding the preparation of long-range plans for the properties within Molalla's UGB and outside the City limits. The City may participate in the land use planning decisions of nearby jurisdictions that may have an effect on Molalla.

### **Planning Process Goals**

- To comply with the Statewide Planning Goals and ensure that changes to this Plan comply with these goals.

- To participate with other jurisdictions and special districts to ensure appropriate land use and related issues are coordinated.
- To ensure that, to the extent possible, land use reviews minimize cost and delay in administration.
- To implement the community vision through the comprehensive planning process.

### **Periodic Review**

Pursuant to ORS 197.629, the City Planning Commission, with the assistance from the Planning Department, may review the Comprehensive Plan and initiate major or minor revisions of the plan in order to address city wide or community needs. As part of this responsibility, the Planning Commission may schedule and conduct a biennial public plan review process to consider requests for plan revisions from any property owner, city agency, government agency, or business or community organization.

### **Planning Roles**

The following describes the roles of the Planning Director and Planning Commission:

- The **Planning Director** shall keep copies of the Comprehensive Plan, the city's Development Code, adopted Community Plans and Functional Plans on file at city hall and at all branches of the city library for inspection by the public. The Planning Department shall notify citizens and government agencies that copies of such adopted plans are available for public review and distribution.
- The **Planning Commission** considers and reviews amendments to the Comprehensive Plan, Functional Plans, Community Plans and the Molalla Development Code. The Planning Commission also acts as a decision-making body in reviewing quasi-judicial land use applications. At its discretion, the Council may assign this quasi-judicial review function to a land use hearings officer.

## **GOAL 10: HOUSING**

The purpose of Statewide Planning Goal 10 is:

**To provide for the housing needs of citizens of the state.**

### **Background**

Housing is a basic human need that concerns the entire community. As housing costs increase, satisfying this basic need becomes more difficult. The City of Molalla supports Oregon's housing goal to "encourage the availability of adequate number of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households."

Molalla saw unprecedented residential development in the late 1990s through 2008. Molalla saw another growth spurt between 2010 and 2020 which resulted in the addition of 2,120 people. The rate of residential growth experienced by Molalla between 1996 through 2008 clearly indicates the popularity of this community as a place to live and supports the City's decision to continue and further develop the recreation concept for the City. The proximity to the Molalla River, Mt Hood, the Forest, and the coast benefits the City's decision to support the recreational community concept.

This housing boom ~~has~~ provided a greater variety of housing that meets modern structural, electrical, plumbing, and energy codes. As a result, most of the buildable land supply within the City's urban growth boundary had been consumed.

## Population Projection

~~As explained in Chapter 2, Clackamas County recently completed a coordinated 20-year population forecast for the city of Molalla, provided for by ORS 195.034(2) and OAR 660-024-0030(4) for the 2012-2032 timeframe, resulting in a population estimate of 12,760 for year 2032. Extrapolating from this forecast for the 20-year planning horizon of 2014-2034, as specified for this Comprehensive Plan, the City of Molalla (UGB) is projected to contain approximately 13,130 people in 2034.<sup>3</sup>~~

The Portland State University Population Research Center forecasts Molalla's 2042 population to be 15,660. Based on projected population growth as forecasted and housing market conditions, Molalla is expected to add 5,432 people and that will require 2,077 net new dwelling units over the next 20 years.

## Demographic Trend Analysis

Molalla's 2022 Housing Needs Analysis and the 2022 Portland State University Population Research Center forecast for local demographic trends based on Census data, and other assumptions related to housing needs from those trends as well as City Policy were used to inform this section.

~~Molalla's 2009 Housing Needs Analysis and the 2013 Rural Cities Coordinated Population Background Report and Forecasts review regional and local demographic trends based on Census data, and extrapolated assumptions related to housing needs from those trends as well as City policy. Preliminary demographic findings showed that Molalla is still a relatively homogeneous community with relatively affordable housing, although this is likely to change somewhat over the next 20 years. Increased employment opportunities, young commuting households, and a growing Hispanic community, are likely to push the demand for a broader range of housing.~~

The Housing Needs Analysis also describes base housing need assumptions, reviews future housing type and density needs, and concludes with recommended dwelling unit types, densities, and plan district allocations.

## Housing Need Assumptions

Basic housing land need assumptions include determination of household size, ~~and~~ vacancy rate and establishing a projected density for future residential development. To facilitate this planning process and to provide Molalla with as much security as possible this analysis uses the OAR 660-024-0040 "safe harbors," further described in "Table 1: Housing Mix/Density Safe Harbors."

## Household Size

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<sup>3</sup> ~~Both the 2014 and 2034 numbers were extrapolated from the coordinated forecast using an assumption of exponential growth between the starting and end points. The 2014 forecast was extrapolated because the PSU Population Research Center has not received the data from the city to provide annual population estimates since the 2010 US Census~~



The “safe harbor” provided by OAR 660-024-0040(8)(a) allows that:

“A local government may estimate persons per household for the 20-year planning period using the persons per household for the urban area indicated in the most current data for the urban area published by the U.S. Census Bureau.”

The ~~2010~~ 2020 Census determined a household size for Molalla of ~~2.84~~ 2.72 persons per household. Therefore, Molalla assumes a household size of ~~2.84~~ 2.72 through ~~2034~~ 2042 for the purposes of this analysis.

### Vacancy Rate

The “safe harbor” provided by OAR 660-024-0040(8)(e) allows that:

“A local government outside of the Metro boundary may estimate its housing vacancy rate for the 20-year planning period using the vacancy rate in the most current data published by the U.S. Census Bureau for that urban area that includes the local government.”

The ~~2010-2020~~ Census determined a vacancy rate for Molalla of 2% and 3.7% for Clackamas County. However, there were large margins of error for 2022 and to compensate the vacancy rate overall was increased. Therefore, Molalla assumes a vacancy rate of ~~5.3% through 2034~~ 4% through 2042 for the purposes of this analysis.

### Dwelling Units Projected

Using the projected population for ~~2034~~ 2042 and the assumptions above, projected dwelling units are ~~1,616 for 2034~~ 1,237 for 2042.

~~Table 10-1: Projected Dwelling Units~~

Year	2034	
Projected Population Increase (2014-2034)	4,340	
Households @ 2.84 Persons per HH	<del>1,530</del>	
HHs Including 5.3% Vacancy Rate	<del>1,616</del>	

~~Source: US Census, Clackamas County and City of Molalla~~

Table 10-1: Projected New Dwelling Units Needed

<u>Year</u>	<u>2042</u>
<u>Projected Population Increase</u>	<u>5,432</u>
<u>Households @ 2.72 Persons Per Household</u>	<u>1,997</u>
<u>Households Including 4% Vacancy Rate</u>	<u>2,077</u>

Data source: US Census Table CP04 American Community Survey; Comparative Housing Characteristics

### Density

The “safe harbor” provided by OAR 660-024a Table 1 allows a city planning for between 10,001 and 25,000 people to assume an overall density of 7 dwelling units per net buildable acre. Therefore, this analysis assumes an overall density of 7 dwelling units per net buildable acre.

As shown on Table 10-2, Molalla will require ~~231~~ 177 net buildable acres to accommodate housing for the estimated ~~2034 population~~ 2042 population.

~~Table 10-2: Net Buildable Acres Required for Housing~~

<del>Year</del>	<del>2034</del>	
<del>Households</del>	<del>1,616</del>	
<del>Net Density</del>	<del>7</del>	
<del>Net Buildable Acres Required</del>	<del>231</del>	

~~Source: US Census, Clackamas County and City of Molalla~~

Table 10-2: Net Buildable Acres Required for Housing

Year	<del>2034</del>	<u>2042</u>
Households	<del>1,616</del>	<u>1,237</u>
Net Density	<del>7</del>	
Net Buildable Acres Required	<del>231</del>	<u>177</u>

Source: US Census, Clackamas County and City of Molalla

### Net to Gross Conversion

According to OAR 660-024-0010, a “Net Buildable Acre” consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets and roads.” Molalla assumes a 20% 25% reduction land area to account for future right-of-way and other constrained lands factor to account for future streets and roads related to housing development.

As shown on Table 10-3, Molalla will require ~~289~~ 221 gross buildable acres to accommodate housing for the estimated ~~2034~~ 2042 population.

~~Table 10-3: Gross Acres Required for Housing~~

<del>Year</del>	<del>2034</del>	
<del>Net Buildable Acres Required</del>	<del>231</del>	
<del>Right of Way Assumption</del>	<del>20%</del>	
<del>Gross Buildable Acres Required</del>	<del>289</del>	

~~Source: Clackamas County and City of Molalla~~

Table 10-3: Gross Acres Required for Housing

Year	<del>2034</del>	<u>2042</u>
Net Buildable Acres Required	<del>231</del>	<u>177</u>
Right of Way Assumption	<del>20%</del>	<u>25%</u>
Gross Buildable Acres Required	<del>289</del>	<u>221</u>

Source: Clackamas County and City of Molalla

### Housing Mix

Molalla intends to use the safe harbor for housing mix provided in OAR 660-024a Table 1 should it forecast UGB needs. The relationship between housing mix and zoning changes would be detailed in any future UGB analysis.

## Housing Goals and Policies

### Housing Goal:

To allow for a variety of housing options for all income levels in both existing neighborhoods and new residential areas that match the changing demographics and lifestyles of Molalla residents.

### Housing Policies:

1. Residential development shall consider the physical characteristics of the site by meeting applicable zoning and building code requirements.
2. The City shall adopt clear and objective design standards to ensure that new residential development in existing residential areas is reasonably compatible with surrounding developments with respect to landscaping, massing, architectural styles, lighting, and appearance.
3. To provide greater flexibility and economy of land use, the Zoning Ordinance shall allow variable lot sizes in single-family residential subdivisions.
4. The City shall encourage rehabilitation and maintenance of housing in existing neighborhoods to preserve the housing stock and increase the availability of safe and sanitary living units.
5. As set forth in the City's Housing Needs Analysis, a variety of housing types shall be encouraged throughout the planning area for households of all incomes levels, ages and living patterns. Such housing should include but not be limited to:
  - 5.1. large and small lot single-family residences;
  - 5.2. accessory dwellings;
  - 5.3. duplexes, triplexes & quadplexes;
  - 5.4. multiple-family housing (including for-rent apartments and for-sale condominiums);
  - 5.5. attached single-family residences; and
  - 5.6. manufactured dwellings in parks and on individual lots.
6. Specific locations for each type of housing shall be consistent with the comprehensive plan and development code.
7. The City shall work with the private sector and non-profit housing development to encourage housing at various prices and rents in order to maximize housing choices of the public.
8. The development of low- to moderate-income housing is appropriate throughout the planning area and shall be of a design and construction consistent with policy of this Section.
  - 8.1. Such housing shall not be so concentrated as to create a recognizable or exclusively low-income district.
  - 8.2. The City and County should encourage government assisted housing to be located at a variety of locations within the UGB where funding is available.
9. The development of mid-rise housing (up to 31ft/2 stories) is appropriate near the downtown area, in Community Planning Area Districts, and in other designated areas adjacent to arterial streets that are on transit routes. Such developments shall be subject to special planning and

development review or meet specific Community Planning Area design and development standards.

10. Housing for the elderly shall be encouraged.

10.1. The livability of these developments shall be a prime concern in the review process.

10.2. Large-scale developments for the elderly would be most appropriately located near the City core area for shopping, public transportation, medical and other similar facilities.

10.3. Alternative housing options, such as cooperative housing with common facilities, shall be allowed outright in ~~all areas medium or high-density areas and as a conditional use in low density areas~~ as outlined in the Zoning Ordinance.

~~11. Higher-end housing opportunities shall also be encouraged, especially in areas with view and natural amenities.~~

12. The City shall review housing needs and projections periodically and make necessary revisions during the major revision process as outlined in the Planning and Citizen Involvement section of the Comprehensive Plan.

13. The City shall provide for manufactured dwelling parks in the R-3 zone to allow persons and families a choice of residential settings.

14. In order to minimize the adverse impacts of higher density housing on adjacent properties, The City shall establish clear standards for:

14.1. The placement and design of mobile home or manufactured dwelling parks;

14.2. Buffering by means of landscaping, fencing or distance from conflicting uses;

14.3. Compatibility of design, recognizing the conflicts of mass and height between apartment buildings and houses; and

14.4. On-site recreation space as well as pedestrian and bicycle access to parks, schools, mass transit stops and convenient shopping;

14.5. Placement of buildings to minimize the visual effects of parking areas and to increase the availability of privacy and natural surveillance for security.

15. New residential developments in areas without an established character or quality should be permitted maximum flexibility in design and housing type consistent with densities and goals and objectives of this Plan.

16. The City shall encourage new and innovative residential planning and design techniques that, while different from standard subdivision developments and design requirements, are consistent with the policies of this Comprehensive Plan and the Development Code.

17. Minimum and maximum densities shall be established for all areas designated for residential use or mixed-use on the Comprehensive Plan Land Use Map.

17.1. Minimum residential density zoning standards shall be prescribed for all residential areas.

17.2. The minimum densities are intended to ensure the Molalla Comprehensive Plan achieves the residential density objectives, while retaining flexibility for residential development patterns and projects tailored to local conditions.

- 17.3. No land use regulation provision or process may be applied, nor shall any condition of approval be imposed that would have the effect of reducing the density permitted under the minimum density standard of an applicable residential zone.
18. Manufactured homes on individual lots shall be permitted in all residential zones subject to:
  - 18.1. Conformance with applicable local, state, and federal standards in force at the time of installation pursuant to Chapter 50 – Prefabricated Structure Code
  - 18.2. Installation on excavated and backfilled foundations
  - 18.3. Removal of all transport related gear.
  - 18.4. Placement and design standards allowed by State statute to insure the harmonious integration of this housing type with other housing in the vicinity.
19. Residential density designations are intended to discourage development at lower densities. The densities of new developments shall be monitored and reviewed annually to assure that residential construction is implementing the Comprehensive Plan designations. If the residential density designations are not being implemented, additional land within the City shall be designated or redesignated to help assure that the overall density will be attained.
20. Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services.
  - 20.1. It is the City's desire to ensure there are a variety of housing types needed to meet a wide range of personal preferences and income levels.
  - 20.2. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.
21. Encourage the construction and development of diverse housing types, while maintaining a general balance according to housing type and geographic distribution, now and in the future.
22. Require new housing developments to pay an equitable share of the cost of required capital improvements for public services.
23. The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live within the City of Molalla.
24. Housing units shall be designed, constructed, and maintained so that the community is assured of safe, sanitary, and convenient living conditions in dwellings that are sound, energy efficient, and attractive in their appearance. Conservation of housing resources shall be encouraged through code enforcement, renovation, and rehabilitation of the existing housing stock.
25. Site plans shall provide for adequate yard space for residents and play space for children.
  - 25.1. The yards shall have distinct area and definite shape and are not just the residue left after buildings are placed on the land.
  - 25.2. The Planning Department shall review development to ensure adequate yard space is available.

## **Residential Zoning and Implementation**



The following implementing measures are intended to provide for the range of housing types and densities identified by OAR 660-024a Table 1, with an overall density of 7 dwelling units per net acre.

#### Single Family Residential Measures

- **Small Lots** ranging from 4,000 to 5,000 square feet in area can accommodate single family development. Minimal to "zero" side yard setbacks can be used with a generous setback provided for the other side yard.
- Variable lot dimensions can be used to allow flexibility in platting irregular blocks and result in greater land use efficiency and lower development costs. Alternating narrow and wide lots can be used to accommodate different housing plans and appeal to target markets.
- Accessory dwelling unit additions can be made to existing single family neighborhoods with reasonable design guidelines. A new, generally small accessory dwelling unit can be created by converting a garage, building over garages, dormer additions on second stories, or basement apartment conversions.
- Cluster housing can increase the standard single-family densities of 6 units per acre to anywhere from 8 – 10 units by clustering homes together and sharing open spaces.
- **Attached or detached housing in the form of duplexes, triplexes and four-plexes can be added to existing neighborhoods on relatively small lots; ~~allowing such development on large corner lots, while reserving interior lots for more traditional housing.~~**
- Attached single-family development (townhouses or rowhouses) provide affordable homeownership opportunities. A single family attached dwelling with a common wall shared with other units and typically occupy narrow lots (25' to 32' wide) arranged in clusters or rows of 2 to 10 units, producing densities of from 8 to 12 units per acre. Each townhouse and townhouse lot (2,000 to 3,500 square feet) is individually owned and may be sold or rented, appealing to many markets.

#### Multiple Family Residential Measures

- Garden apartments are typically two to three stories, contain 10 or more rental units within a single building, but do not have an elevator. This is the most common type of apartment construction, yielding 15 to 20 units per acre. Units can also be individually owned, with a condominium association owning exterior and common elements of the building, and the site and parking area. Condominium ownership can be built into a new project, or an existing apartment building can be converted to condominium ownership.
- Mid-rise apartments typically range from 4 to 8 stories in height and require service by an elevator, and may be constructed to densities of 20 to 50 units per acre.

#### Mixed Use Residential Measures

- Mixed-Use (Commercial and Residential) developments can take many forms, including retail space on the ground floor with office space above, rental apartments above ground floor retail space, and structures combining offices and hotels or hotels and private residential units.
- These mixed-uses are often targeted in downtowns and neighborhood commercial areas where "around the clock" pedestrian activities are desired. There are few such projects in Oregon, and Molalla should not rely on any significant movement toward this type of real estate product over the planning period. It is likely, however, that "Mom and Pop" type of store fronts and small retail operations can develop in homes designated for mixed use as an affordable small business opportunity. Mixed-uses could also take the form of adjacent commercial and residential uses in separate buildings within a neighborhood center.

- Home occupations can provide low overhead cost and assist in business startups by allowing them to be operated from the home. These small-scale businesses are typically allowed in residential zones, but require that the primary use of the premises remain residential. Careful regulation is needed to protect the residential character of neighborhoods while allowing reasonable business starts. Criteria generally focus on a list of allowable uses and conditions, or may be performance based (i.e. related to traffic and other impacts). In all cases, the home business is expected to move to a business zone when it out grows the permit parameters.

Residential areas should be designated to avoid incompatible commercial, industrial, and other uses. The Molalla Municipal Code should not be so restrictive as to create large, exclusively residential areas that deprive their residents of convenient access to necessary commercial, cultural and transportation facilities.

### Residential Land Use

The *Molalla Comprehensive Plan Map* indicates where residential development will be encouraged.

- **High-density** development is encouraged near the Central Business District. This density will assist the downtown in growth of its commercial business while providing a large amount of residential growth and maintaining the look and feel of Molalla and for the potential redevelopment of the downtown area.
- **Low-density** lots shall be provided in areas that provide scenic views and have access to trail and park (existing and proposed) sites throughout the City.
- ~~Additional~~ **Medium density** single family residential shall be located in areas to the north of Main Street (Highway 211). These residential areas provide a buffer between commercial and residential living. This places homes in close proximity of schools and neighborhood parks.
- **Duplex, Triplex & Quadplex Units:** Duplex units shall be encouraged in new single-family residential subdivisions ~~on all corner lots.~~ This requirement will assist in density and ~~duplexes these dwelling types~~ are a needed housing options, which integrates with the existing community, are energy and cost efficient.

**Preservation of Residential Densities:** If a parcel of land is sized and designated to allow development of substantially more than one dwelling unit, the siting of a single new dwelling unit on the parcel shall allow development of the remainder of the parcel to the density range of the zoning designation.

### Residential Plan Designations

**Low Density Residential:** This density provides for single-family dwellings and duplexes at densities of 4 to 8 dwelling units per net buildable acre. This plan designation is implemented by the Low-Density Zone (R-1).

- Environmental Resources and Community Design Objectives.
- Provide quality and affordable housing.
- The City shall incorporate this zoning throughout the City in order to provide a balance in housing options and locations.

**Medium Density Residential** (renamed, previously “Two-Family Residential”): This plan designation provides for a mix of multi-family, attached, and **detached** single family housing, and manufactured dwelling parks. This plan designation shall provide a density of 6 to 12 dwelling units per net buildable acre. This plan designation is implemented by the Medium Density Zone (R-2).

- Environmental Resources and Community Design Objectives.
- Provide mixed-use residential areas in close proximity to services and activity areas.
- The City shall monitor the location, density and design of these developments in this zone to enhance the City livability and safety.

**Medium-High Density Residential:** This plan designation provides for a mix of multi-family, attached and single-family housing at 8 to 24 dwelling units per net buildable acre. This plan designation is implemented by the Medium-High Density Residential Zone (R-3).

- Environmental Resources and Community Design Objectives.
- Provide quality multi-family housing, which assists in buffering commercial and light industrial uses from single-family residential where possible as well as providing affordable housing alternatives.
- The City shall monitor the location, density and design of these developments in this zone to enhance the City livability and safety.

**Community Planning Areas** shall be identified with Community Planning Area Overlay on the Comprehensive plan map and may authorize more intensive land use densities and floor area ratios than residential zoning designated elsewhere in the City. Specific zoning districts shall be applied to implement policies and objectives for the Community Planning Areas, including minimum residential and employment density objectives.

- A mix of pedestrian supportive commercial and residential uses shall be encouraged within Community Planning Areas.
- The Development Code shall provide for sufficient land and shall establish development regulations and design standards that coincide with these objectives and encourage new commercial and residential development within Community Planning Areas.
- Minimum floor area ratios shall be applied based on the implementing Community Planning Area
- Overlay District as depicted on the Comprehensive Plan Map. Garages should be accessed from alleys where alleys are provided.
- City owned alleys should be cleared and opened for access to rear garages.
- As development occurs garages shall be located off of alleys where feasible.

Criteria for the location of multi-family housing shall include proximity to the City core, major transportation corridors, schools, services, parks, shopping, employment centers, and transit corridors.

### ***Residential Livability Goals and Policies***

#### **Residential Livability Goals:**

- Establish residential areas that are safe, convenient, and attractive places to live which are located close to schools, services, parks, natural areas, shopping and employment centers.
- Provide housing, employment opportunities and an environment with a high degree of livability for the citizens of Molalla.
- To provide for urban growth while maintaining community livability while ensuring the efficient provisions of public facilities and services.

#### **Residential Livability Policies:**

1. Development standards shall be established for churches, parks, schools and other public uses and services that recognize the residential character of the neighborhood. Design standards shall

provide for off-street parking and maneuvering, landscaping, access control, sign regulations, design review, and limitations relative to scale and services provided.

2. Public and semi-public buildings should be located in residential areas where those services are necessary or desirable. Such facilities should be compatible with their surroundings and meet planning and design review standards to ensure compatibility with surrounding residential neighborhoods.
3. The City shall coordinate with the Molalla fire and police departments to ensure residents have a safe environment in which to live.
4. The City shall establish areas for housing development, schools and parks that are convenient to shopping areas and employment centers.
5. The Molalla Municipal Code shall contain special planning and design review for public buildings, semi-public buildings, non-residential public buildings, and quasi-public buildings to ensure compatibility with the surrounding area.
6. Private and public developers shall be required to landscape their developments in order to create a park-like nature in the community.
7. The Molalla Municipal Code shall establish criteria for landscaping new development.
8. The City shall establish criteria for signage and sign placement.
  - a. Signs located throughout the City should be aesthetically pleasing, though not restricted in design as to significantly limit their economic purpose.
  - b. Specific sign design standards shall be applied in Community Planning Areas and along designated pedestrian streets.
  - c. Sign standards shall control the visual impact of signs on the community and minimize sign clutter.
9. The City shall work with housing and employment agencies to improve the housing and employment opportunities in the city to create a high degree of livability for the citizens of Molalla.
10. The City shall establish park locations throughout the City as well as encourage other recreational uses of the surrounding area.
11. The City shall coordinate with Clackamas County to ensure homes are built to federal, state, and local standards.
12. Master land development and conservation plans may be required prior to annexation of land to the City. Master plans shall show how and where:

The annexed property will be provided with adequate sanitary sewer, water, storm drainage, transportation, fire, police, school, and park facilities, as called for in adopted plans and standards.

  - a. Urban public facilities can be provided efficiently with the above public facilities and services.
  - b. Urban level development will be phased to ensure that adequate public facilities will be provided to each phase of development.

- c. Inventoried natural hazards and resources will be protected consistent with adopted plans and standards.
- 13. The City shall coordinate with property owners in the development of housing, schools and parks that are convenient to shopping areas and employment centers.
- 14. Private and public developers shall be required to landscape their developments and protect identified natural features in order to develop needed parks and protect inventoried natural features in the community.
- 15. Design of developments within the community shall consider the design of individual buildings in relationship to the broader community.
  - a. Good architectural design is necessary to provide visual variety and allow for individual identity.
  - b. At the same time, good community design provides a sense of unity with other development while eliminating conflicting appearances.
  - c. The City shall establish criteria for signage and sign placement.
- 16. Provide for an attractive, interesting, and convenient downtown as a place to do business, work, shop, reside and visit.
  - a. Residential units should be permitted above or as an incidental use in conjunction with commercial development in the downtown area. These uses must go through a design review process.
  - b. Through the Transportation Systems Plan the City shall make efforts to relieve truck traffic through the downtown area.
  - c. The City may create and adopt a downtown revitalization plan.
- 17. Encourage landscaping of streets throughout the City.
  - a. The City shall establish landscaping requirements throughout the City including industrial zones in order to uphold the recreational theme and enhance the surrounding area.
  - b. The landscaping criteria shall be reviewed for each proposed land use application for industrial development.
  - c. Existing trees shall be preserved where feasible. New trees shall be incorporated into each landscape plan.
  - d. Landscaping and/or open space may be used to buffer non-compatible uses. It is intended to soften the visual impact and provide a sense of openness and should be used to complement good building designs and may be used to screen certain types of development.
- 18. When possible, schools shall be established close to housing, parks, and services.
  - a. Designate the school district's property and facilities for school purposes and coordinate expansion of the facilities, as they are needed.



- b. The City will provide information to the school districts about proposed and actual residential developments within the City as well as continue to coordinate with the school districts for planning, scheduling, and construction of needed educational facilities.



## EXHIBIT C: PUBLIC ENGAGEMENT AND MEETINGS SUMMARY SHEET

### MOLALLA CURRENT PROJECT PAGE:

<https://current.cityofmolalla.com/urban-growth-boundary>

### TECHNICAL ADVISORY COMMITTEE MEETINGS:

Date of Meeting	Project	Description
5/3/2022	All	Project Kickoff Meeting
6/14/2022	HNA/BLI	Early Draft Project Feedback
10/21/2022	HNA/BLI	Late Draft Project Feedback
3/30/2023	HPS	Draft Feedback

### PUBLIC MEETINGS\*:

Date of Meeting	Project	Presiding Body	Description
6/1/2022	HNA/BLI, HPS, UGB	Planning Commission	Project Overview Discussion
11/16/2022	UGB, HNA/BLI	Planning Commission and City Council	Overview of sequential UGB process with DLCD
1/4/2023	HNA/BLI	Planning Commission	Final Draft Discussion Item
2/8/2023	HNA/BLI	City Council	Public Hearing
4/18/2023	HPS	Public and City Council	Open House/Town Hall Meeting
5/24/2023	HPS	City Council	Work Session and Public Hearing
7/26/2023	HNA/BLI, HPS	City Council	Adoption of HNA, BLI, and HPS

\*All public hearings and the Open House/Town Hall were noticed in accordance with the City's Type IV procedures, as outlined in MMC 17-4.1.050 Type IV. Additionally, a group of 113 interested citizens signed up for email notifications via the Molalla Current.

\*Two surveys were also conducted, see Appendix 2 in the Housing Production Strategies Document

Planning & Land Use



City of Molalla  
315 Kennel Avenue  
PO Box 248  
Molalla, Oregon 97038  
Phone: (503) 759-0205  
Email: [communityplanner@cityofmolalla.com](mailto:communityplanner@cityofmolalla.com)  
Web: [www.cityofmolalla.com/planning](http://www.cityofmolalla.com/planning)

# Hearing Record for Molalla Project 21-16 – HNA

## **Persons Receiving Adoption Notice for Project 21-16; HNA**

### **Addresses of speakers from Feb 8 meeting**

Mike Simmons  
30765 S Wall ST  
Colton, OR 97017

Charlen Pennie and David Potts  
722 Burghardt DR  
Molalla, OR 97038

Joe Herrera  
29805 S Beaver creek RD  
Mulino, OR 97042

### **Addresses of persons who submitted testimony for the Feb 8 meeting**

Mike Simmons  
30765 S Wall ST  
Colton, OR 97017

### **Addresses of speakers from July 26 meeting**

Mike Simmons  
  
30765 S Wall ST  
Colton, OR 97017

### **Addresses of persons who submitted testimony for the July 26 meeting**

Carol Maloy  
14550 S Claim RD  
Molalla, OR 97038

February 8, 2023  
City Council  
Meeting Minutes





## Minutes of the Molalla City Council Meeting

Molalla Civic Center  
315 Kennel Ave., Molalla, OR 97038  
February 8, 2023

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### CALL TO ORDER

The Molalla City Council Meeting of February 8, 2023 was called to order by Mayor Scott Keyser at 7:15pm.

### COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Terry Shankle, Councilor Crystal Robles, Councilor Eric Vermillion, and Councilor Rae Lynn Botsford.

Absent: Councilor Leota Childress.

### STAFF IN ATTENDANCE

Christie Teets, City Recorder; Dan Zinder, Senior Planner.

Guest Presenter: Jennifer Arnold, Emerio Designs.

### APPROVAL OF THE AGENDA

Mayor Keyser asked City Council and Staff if there were any changes to the agenda. Council President Newland stated that new information had been brought to Council regarding Item 8C, and that she would like it removed from the agenda. Consensus by Council removed the item.

### CONSENT AGENDA

- A. Work Session Meeting Minutes – January 11, 2023
- B. Goal Setting Conference Meeting Minutes and Packet – January 21, 2023
- C. Work Session Meeting Minutes – January 25, 2023
- D. City Council Meeting Minutes – January 25, 2023

*A motion was made by Councilor Shankle to approve the Consent Agenda. Vote passed 6-0, with all Councilors voting Aye.*

### PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

### PUBLIC COMMENT

**Tom Luttrell, Molalla resident**, felt that it was unfair that the Mayor was trying to remove his girlfriend from serving on the Planning Commission.

### PUBLIC HEARINGS

- A. Emerio Designs and City Staff – Housing Needs Analysis Presentation (Zinder).....Pg. 187
  - o Staff Report and Draft Housing Needs Analysis.....Pg. 189
  - o Email #1 – City Staff and DLCD Staff re: HNA Presentation.....Pg. 211
  - o Email #2 – City Staff and DLCD Staff re: HNA Presentation.....Pg. 214
  - o Example Buildable Lands Inventory (BLI) for City of Waldport.....Pg. 218
- Public Comment related to Public Hearing*
  - o Mike Simmons, non-resident.....Pg. 233
  - o Char Pennie, resident .....Pg. 235

Senior Planner, Dan Zinder provided the staff report for the Housing Needs Analysis (HNA) and residential Buildable Lands Inventory (BLI).

Jennifer Arnold with Emerio Designs, presented a report to Council. Her company was asked by the State and DLCD to provide an appendix to the HNA. This report is intended to show the work of the HNA. She described it as a working document, as



items are changing daily. This has to do with various zoned properties that are being considered in the Housing Needs Analysis. All zones must be considered in this analysis. The State is providing further details. Consideration towards mixed zones are being discussed.

Presentaton to Planning Commission in January showed 143 acres of needed land. As items have been changed, 133 acres are needed for expansion. Wetlands are taken into account. These areas are not typically used for development. Preliminary reports indicated that the city has seventy percent available use for commercial property and thirty percent for residential.

Ms. Arnold described the Safe Harbor provision next, which is the States recommended use for HNAs and determining residential, commercial and industrial use.

Councilor Botsford questioned whether the percentages currently provided would remain the same. She's concerned that with the State mandating more residential zoning, that it could impact Molalla's needed commercial use. Ms. Arnold explained that Phase II of this process will be to look at what the current Code states, then perhaps amend it to require thirty percent of land for residential.

Councilor Vermillion thanked Mr. Zinder for responding to his emailed questions. (Attached to these meeting minutes.) He inquired about the rule of 55/25/20 for development, and whether that was an Administrative Rule. Ms. Arnold stated that if we go by Safe Harbor rules opposed to a thirty-year analysis, then yes, those are the requirements. This is referring to the Buildable Lands Inventory and requirements by the State of 55% of land being low-density, 25% medium-density, and 20% high-density. Examples were highlighted from the 2022-2042 BLI Methodology Appendix.

Discussion between Council and Mr. Zinder and Ms. Arnold continued. Mr. Zinder explained that he would continue to present updates to Council regarding the HNA and BLI documents as they are available.

Mayor Keyser opened the Public Hearing for the Housing Needs Analysis at 7:49pm.

**Mike Simmons, non-resident**, is very interested in a positive outcome for Molalla and it's buildable needs. Mr. Simmons provided a memo to Council, asking to remove any consideration of residential housing over commercial land. It is not part of the Safe Harbor factoring. He feels it's important that parks and schools have their own plan conducted. He would like for housing needs to have its own consideration.

**David Potts, Molalla resident**, is concerned that the report by PSU is inaccurate. His statements are included in the Council packet for this meeting.

**Joe Herrera, Meadowbrook**, would like to see more single-home dwellings, with commercial and industrial buildings that create more jobs. His concern is that we are looking at temporary living opposed to permanent housing.

Mayor Keyser closed the Public Hearing at 7:59pm.

## **ORDINANCES AND RESOLUTIONS**

None.

## **GENERAL BUSINESS**

### **A. R. Higginbotham Public Comment Request – Molalla Municipal Code, Chapter 6.08 Farm Animals**

Mr. Higginbotham requested that Council consider adopting Clackamas County's rule for keeping farm animals. He provided a copy of the ordinance. He also feels that having to call the Police to enforce too many chickens in someone's yard is not a good use of Police resources. He feels an update to our current Code language is necessary. Council requested that the City Recorder schedule a Work Session to discuss this topic.

### **B. Planning Commission Ordinance Review (Huff/Keyser).....Pg. 242**

City Recorder Teets stated that this item had come up during the Goal Setting Conference on January 21, 2023. She presented two draft Ordinances. Council discussed the desire to have letter B in the Ordinances. Specific language was discussed.



After collaborating, the consensus was to direct staff to bring the Ordinance to read, "Absences or tardies from two regular meetings per calendar year may disqualify a member. The Planning Commission may also request that the Mayor appoint a replacement. Members must notify staff via email or telephone to be excused from regular scheduled meetings."

Mayor Keyser made an announcement that once the Ordinance was passed, all Planning Commissioners will start with a clean-slate. He also stated that he had a brief conversation with Planning Commission Chair Eaglebear, and they would be in contact with each other regarding attendance.

C. Planning Commissioner Termination (Keyser)

This item was removed from the agenda by Council.

**STAFF COMMUNICATION**

- City Recorder Teets reminded citizens that there is a Budget Committee seat open. She encouraged interested parties to contact her.

**COUNCIL COMMUNICATION**

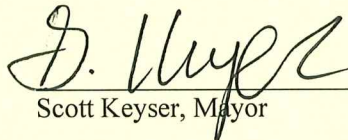
- Councilor Botsford announced that the next Chamber of Commerce luncheon will be held at Quanex.
- Councilor Vermillion was invited to attend a Community Visioning process that was put on by the Molalla River School Board. The school district is in the beginning stages of going out for a Bond. He also thanked Andy Peters and Adam Shultz for the tour of Public Works departments.
- Councilor Robles encouraged the community to explore the Library. The Lego Club is in full swing and a great activity for kids. She also announced that the Parks CPC will now be meeting the first Monday of each month at 5:30pm at City Hall.
- Councilor Shankle explained that a Beautification & Culture CPC meeting is coming soon, so she'll have more to report at the next meeting.
- Council President Newland spoke about the Disc Golf course being replaced at Ivor Davies Park. She feels that it is our responsibility as citizens to take our parks back by showing up there. She also shared that benches are being selected for Strawberry Park.
- Mayor Keyser shared that last Thursday the C4 meeting was held. Appointments to Metro Committees took place at that time. Mayor Hodson was appointed to the Tolling Committee that is planning for I-5 tolling. Mayor Keyser also addressed the need for a camping ordinance in the city, and that it is currently in process.

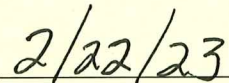
For the good of the order, the City Recorder asked which city Mayor Hodson represents. Mayor Keyser reported Canby.

For the complete video account of the City Council Meeting, please go to YouTube  
"Molalla City Council Meetings – February 8, 2023"

**ADJOURN**

Mayor Keyser adjourned the meeting at 8:40pm.

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

  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
Christie Teets, CMC  
City Recorder

Public Notice for the  
February 8, 2023  
City Council Meeting

# PamplinMediaGroup

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**NOTICE OF PUBLIC HEARING**

**Project Number: 21-16**

NOTICE OF PUBLIC HEARING: On Wednesday, February 8, 2023, the Molalla City Council will conduct a public hearing at 7:00 p.m. in the Molalla Civic Center located at 315 Kennel Ave. The public hearing is for an updated Housing Needs Analysis (HNA) and Buildable Lands Inventory (BLI). By Friday, January 27, 2023 a copy of the HNA/BLI and staff report will be available at the Molalla Civic Center, 315 Kennel Ave., and will be posted on the City's website and the Molalla Current (<https://current.cityofmolalla.com/>). It is available for inspection at no cost and copies will be provided at a reasonable cost.

You may attend, offer testimony, or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the hearing body. Written testimony will be received by the City of Molalla until the day of the hearing and should be addressed or emailed to: Planning Specialist, Ronda Lee, 315 Kennel Ave, Molalla OR, 97038, [communityplanner@cityofmolalla.com](mailto:communityplanner@cityofmolalla.com); note that email is preferred, and please ensure your name and address are included in the written testimony.

Published January 25, 2023.

MOP271406



## Ronda Lockwood

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**From:** Ronda Lockwood  
**Sent:** Thursday, September 7, 2023 1:32 PM  
**To:** Ronda Lockwood  
**Subject:** FW: Public Notice for HNA-BLI hearing

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**From:** Ronda Lee

**Sent:** Thursday, January 19, 2023 3:24 PM

**To:** 'workingmom1958@gmail.com' <[workingmom1958@gmail.com](mailto:workingmom1958@gmail.com)>; 'Tmbm79@yahoo.com' <[Tmbm79@yahoo.com](mailto:Tmbm79@yahoo.com)>; 'tinateel@canby.com' <[tinateel@canby.com](mailto:tinateel@canby.com)>; 'tinateel@canby.com' <[tinateel@canby.com](mailto:tinateel@canby.com)>; 'Tinabancke@yahoo.com' <[Tinabancke@yahoo.com](mailto:Tinabancke@yahoo.com)>; 'Tigerlilly2383@hotmail.com' <[Tigerlilly2383@hotmail.com](mailto:Tigerlilly2383@hotmail.com)>; 'tigerlilly2383@hotmail.com' <[tigerlilly2383@hotmail.com](mailto:tigerlilly2383@hotmail.com)>; 'thijac27@gmail.com' <[thijac27@gmail.com](mailto:thijac27@gmail.com)>; 'teambraydon@yahoo.com' <[teambraydon@yahoo.com](mailto:teambraydon@yahoo.com)>; 'Tallen215@hotmail.com' <[Tallen215@hotmail.com](mailto:Tallen215@hotmail.com)>; 'summerjewelf@gmail.com' <[summerjewelf@gmail.com](mailto:summerjewelf@gmail.com)>; 'Stonecrestaussies@yahoo.com' <[Stonecrestaussies@yahoo.com](mailto:Stonecrestaussies@yahoo.com)>; 'stmiller0161@gmail.com' <[stmiller0161@gmail.com](mailto:stmiller0161@gmail.com)>; 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'greenestendertouch@gmail.com' <[greenestendertouch@gmail.com](mailto:greenestendertouch@gmail.com)>; 'foxglovefarm@inbox.com'

<[foxglovefarm@inbox.com](mailto:foxglovefarm@inbox.com)>; 'Foface911@msn.com' <[Foface911@msn.com](mailto:Foface911@msn.com)>; 'erik.parton@gmail.com' <[erik.parton@gmail.com](mailto:erik.parton@gmail.com)>; 'EN4CERII@MSN.COM' <[EN4CERII@MSN.COM](mailto:EN4CERII@MSN.COM)>; 'Dschnelle.09@gmail.com' <[Dschnelle.09@gmail.com](mailto:Dschnelle.09@gmail.com)>; 'Donnadavey86@gmail.com' <[Donnadavey86@gmail.com](mailto:Donnadavey86@gmail.com)>; 'Dhampton2468@gmail.com' <[Dhampton2468@gmail.com](mailto:Dhampton2468@gmail.com)>; 'Denise.everhart@redcross.org' <[Denise.everhart@redcross.org](mailto:Denise.everhart@redcross.org)>; 'delacruz\_teresa@ymail.com' <[delacruz\\_teresa@ymail.com](mailto:delacruz_teresa@ymail.com)>; 'deequerock@gmail.com' <[deequerock@gmail.com](mailto:deequerock@gmail.com)>; 'debraculmsee@gmail.com' <[debraculmsee@gmail.com](mailto:debraculmsee@gmail.com)>; 'ddharmony5@gmail.com' <[ddharmony5@gmail.com](mailto:ddharmony5@gmail.com)>; 'dcrivellone7@gmail.com' <[dcrivellone7@gmail.com](mailto:dcrivellone7@gmail.com)>; 'darryl\_aos@hotmail.com' <[darryl\\_aos@hotmail.com](mailto:darryl_aos@hotmail.com)>; 'darci.weber@yahoo.com' <[darci.weber@yahoo.com](mailto:darci.weber@yahoo.com)>; 'courtneyferris15@gmail.com' <[courtneyferris15@gmail.com](mailto:courtneyferris15@gmail.com)>; 'Corwinjde@gmail.com' <[Corwinjde@gmail.com](mailto:Corwinjde@gmail.com)>; 'connard.rasmussen@gmail.com' <[connard.rasmussen@gmail.com](mailto:connard.rasmussen@gmail.com)>; 'ChrismcDaniel29@yahoo.com' <[ChrismcDaniel29@yahoo.com](mailto:ChrismcDaniel29@yahoo.com)>; 'charpennie@comcast.net' <[charpennie@comcast.net](mailto:charpennie@comcast.net)>; 'cgoblack@gmail.com' <[cgoblack@gmail.com](mailto:cgoblack@gmail.com)>; 'cassondrarn@yahoo.com' <[cassondrarn@yahoo.com](mailto:cassondrarn@yahoo.com)>; 'budbettymay@gmail.com' <[budbettymay@gmail.com](mailto:budbettymay@gmail.com)>; 'Brinkleybob@gmail.com' <[Brinkleybob@gmail.com](mailto:Brinkleybob@gmail.com)>; 'Blondemama1989@gmail.com' <[Blondemama1989@gmail.com](mailto:Blondemama1989@gmail.com)>; 'berwyn67@gmail.com' <[berwyn67@gmail.com](mailto:berwyn67@gmail.com)>; 'benreimers405@gmail.com' <[benreimers405@gmail.com](mailto:benreimers405@gmail.com)>; 'Barossfam@gmail.com' <[Barossfam@gmail.com](mailto:Barossfam@gmail.com)>; 'backwoodsburban@gmail.com' <[backwoodsburban@gmail.com](mailto:backwoodsburban@gmail.com)>; Andy Peters <[apeters@cityofmolalla.com](mailto:apeters@cityofmolalla.com)>; 'Alissa.christine@hotmail.com' <[Alissa.christine@hotmail.com](mailto:Alissa.christine@hotmail.com)>; 'A3h1m1@protonmail.com' <[A3h1m1@protonmail.com](mailto:A3h1m1@protonmail.com)>; '4eden.rain@gmail.com' <[4eden.rain@gmail.com](mailto:4eden.rain@gmail.com)>; 'msimmons616@hotmail.com' <[msimmons616@hotmail.com](mailto:msimmons616@hotmail.com)>; 'harlan@iconconstruction.net' <[harlan@iconconstruction.net](mailto:harlan@iconconstruction.net)>

**Subject:** Public Notice for HNA-BLI hearing

**NOTICE OF PUBLIC HEARING**  
**Project Number: 21-16**

NOTICE OF PUBLIC HEARING: On Wednesday, February 8, 2023, the Molalla City Council will conduct a public hearing at 7:00 p.m. in the Molalla Civic Center located at 315 Kennel Ave. The public hearing is for an updated Housing Needs Analysis (HNA) and Buildable Lands Inventory (BLI). By Friday, January 27, 2023 a copy of the HNA/BLI and staff report will be available at the Molalla Civic Center, 315 Kennel Ave., and will be posted on the City's website and the Molalla Current (<https://current.cityofmolalla.com/>). It is available for inspection at no cost and copies will be provided at a reasonable cost.

You may attend, offer testimony, or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the hearing body. Written testimony will be received by the City of Molalla until the day of the hearing and should be addressed or emailed to: Planning Specialist, Ronda Lee, 315 Kennel Ave, Molalla OR, 97038, [communityplanner@cityofmolalla.com](mailto:communityplanner@cityofmolalla.com); note that email is preferred, and please ensure your name and address are included in the written testimony.

Respectfully,

**Ronda Lee**

Community Development | City of Molalla  
315 Kennel Ave. | PO Box 248 | Molalla, OR 97038  
Phone – [503.759.0243](tel:503.759.0243)  
Email – [rlee@cityofmolalla.com](mailto:rlee@cityofmolalla.com)  
Website – <http://www.cityofmolalla.com>

Written Testimony for  
the February 8, 2023  
City Council Meeting



# Oregon

Tina Kotek, Governor

## Department of Land Conservation and Development

Community Services Division  
635 Capitol Street NE, Suite 150  
Salem, Oregon 97301-2540  
Phone: 503-373-0050  
Fax: 503-378-5518  
[www.oregon.gov/LCD](http://www.oregon.gov/LCD)

February 3, 2023

Dan Zinder  
Senior Planner  
City of Molalla  
117 N Molalla Ave  
Molalla, OR 97038



Re: City of Molalla Draft Housing Needs Analysis

Dear Mr. Zinder,

Thank you for sending notice to the Department of Land Conservation and Development (DLCD) of the public hearing for the city's Housing Needs Analysis (HNA). We also appreciate how closely you and your consultant team have been working with DLCD staff on this project, which is partially funded by a grant from DLCD's technical assistance grant program.

We also want to acknowledge the city's efforts to begin a sequential Urban Growth Boundary (UGB) review process to address the land needs that are expected to result from the Housing Needs Analysis. We look forward to working with you through those efforts. Once the sequential UGB review work plan is approved by the DLCD director, the City will be able to formally adopt the HNA. We expect this will occur in late spring or early summer 2023, based on Molalla's plan to submit the sequential UGB work plan to DLCD before the end of February 2023.

Because the Housing Needs Analysis is part of the City's Comprehensive Plan, the City should adopt written findings in a final staff report that demonstrate consistency with the goals and policies of the City's Comprehensive Plan. We also recommend adopting findings demonstrating compliance with statewide planning goals as well as applicable state statutes and rules.

DLCD has reviewed the draft HNA document and has the following comments:

1. The department requests opportunity and time to review the Buildable Lands Inventory (BLI). The BLI should provide answers to the following questions as well as demonstrate the methodology used, in general.
  - a. What criteria were used to identify infill potential parcels? Furthermore, how was middle housing accounted for? Does the analysis assume 3% of existing lots will be developed with a middle housing unit?
  - b. How were wetlands and other sensitive lands included (or not) in buildable land? These lands may only be considered unbuildable if there are adopted protections that preclude or significantly limit development in those areas. For example, if development is permitted in wetlands, subject to DSL and USACOE approval, they should be considered to be buildable. If locally protected, wetlands would not be buildable.
  - c. Do "approved projects" identified on the BLI map have building permits yet? If not, they are usually counted as buildable lands, unless those units were included in your existing housing inventory.

- d. Does the analysis use the assumption of 25% of land area needed for future public facilities (right of way, etc)? Or some other percentage?
2. The city is opting to follow the “safe harbors” identified in OAR 660-024-0040(8)(f) and listed below.
  - a. A housing mix of 55% LDR, 25% MDR, and 20% HDR, and
  - b. Required overall minimum densities of 5 units/acre, assumed densities for UGB analysis of 7 units/acre, and all residential zones to allow at least 9 units per acre.

Please note that the city will be required to adopt zoning that ensures buildable land in the urban area, including land added to the UGB, cannot develop at an average overall density less than the applicable “safe harbor” required overall minimum density of 5 units/acre. It appears Molalla’s current residential density standards may already achieve this minimum density, although the city would need to show the calculations to demonstrate this is the case, at the time of UGB expansion.

As an alternative, you have the option of forecasting your future land needs by zone based on analysis of achieved densities in recent residential developments in each of your zones, instead of using the “safe harbor.”

3. The HNA assumes a fair amount of multi-family residential development in commercial zones. We urge you to compare development capacity assumed for commercially zoned land compared to recent experience in Molalla, to determine if the proposed 7 units per acre assumption is realistic.
4. The final unit count for total housing need should include a discount/allowance for group living to meet a portion of their total residential land needs. Group quarters include such shared housing situations as nursing homes, prisons, dorms, group residences, military housing, or shelters. These residents are typically excluded from the estimated population total, before determining the amount of other types of housing that are needed for non-group households.

We request that in the coming weeks the City makes available the Buildable Land Inventory. DLCD staff will provide a timely review and work with the City if the Department has any concerns about the methodology. Thank you for your good work to plan for future housing needs in Molalla.

Sincerely,



Gordon Howard  
DLCD Community Services Director

cc. Kelly Reid, DLCD Regional Representative  
Kevin Young, DLCD Senior Urban Planner

Mike Simmons

12/1/2022

Hello Planning and Council members,

While watching the Joint Planning Commission and Council meeting on 18 November where DLCD discussed the Sequential UGB process I heard statements from DLCD that deserve comment. And I heard statements from either the commission or council that need correction.

I plan on attending the next Planning and Council meeting to present this letter in person.

First, It was mentioned that IF there were needed Employment land or Public Semi-public lands this would be addressed when those studies are completed.

It is important to understand up front as the Draft Residential Housing Supply is being considered that there is a shortage of all types of land in Molalla's 20-year need. The attached professional Housing and Employment needs studies from 2018 show this very clearly. Therefore, Molalla should not consider it reasonable to convert any other zoning types (commercial, industrial, or public) to residential if the overall plan decreases the supply of those lands. It is also not reasonable to assume that 100% of commercial land is available to have residential on top, in particular as this has never been done in Molalla. As noted by DLCD, there is no new land being created and the available land has only decreased since 2018.

Second it was stated that it will be easy to include the area to the South (exception areas) into the UGB but is less attractive due to cost and more difficult for the city to move in the preferred North direction because that is "High Value farmland".

My Family owns 63 Acres north of Big Meadow and South of Vick road, fronting Hwy 213. Our neighbors, the Burkoff's to the east have 40 acres. While the very outdated County arial study says it is class 1-2 soil, you will see in the attached Professional Soil Studies from 2007 that it is actually Class 3 and 4. I will be taking these studies to the county so that the designation can be corrected.

This means that there is at least 103 acres on the North border of town is low value farmland and fits easier the criteria for inclusion in a UGB, second to Exception lands.

Third, it was stated by DLCD that the area to South can be discounted if it is shown to be either too costly or that parcellation makes development difficult. Both are true and the total number of acres in that area should have a reduction factor applied.

We are currently working with a developer, and I am told that Sewer pumping stations have costs run into six figures and a smaller development with that overhead would not be economically feasible unless the housing price was very high. This runs against the state goal of affordable middle-class housing.

Sincerely,

Michael (Mike) Simmons.

July 26, 2023  
City Council  
Meeting Minutes





## Minutes of the Molalla City Council Meeting

Molalla Civic Center  
315 Kennel Ave., Molalla, OR 97038  
July 26, 2023

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### **CALL TO ORDER**

The Molalla City Council Meeting of July 26, 2023 was called to order by Mayor Scott Keyser at 7:02pm.

### **COUNCIL ATTENDANCE**

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Terry Shankle (via telephone), Councilor Crystal Robles, Councilor Eric Vermillion, and Councilor RaeLynn Botsford.

Absent: Councilor Leota Childress

### **STAFF IN ATTENDANCE**

Dan Huff, City Manager; Christie Teets, City Recorder; Mac Corthell, Assistant City Manager; Dan Zinder, Senior Planner; Cindy Chauran; Finance Director.

### **EXECUTIVE SESSION ANNOUNCEMENT**

Mayor Keyser announced that prior to Regular Session an Executive Session was held pursuant to Oregon Public Record Law, ORS 192.660(2): (h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

This item will be addressed during General Business.

### **APPROVAL OF AGENDA**

Staff requested that City Council add a topic to General Business. It is a Letter of Support for Housing Planning Assistance Grants & Associated Projects. This would become item 8A during General Business.

*A motion was made by Councilor Botsford to add the Letter of Support for Housing Planning Assistance to General Business, seconded by Councilor Vermillion. Vote passed 6-0, with all Councilors voting Aye.*

### **CONSENT AGENDA**

- A. Work Session Meeting Minutes – July 12, 2023
- B. City Council Meeting Minutes – July 12, 2023

*A motion was made by Councilor Robles to approve the Consent Agenda, seconded by Councilor Vermillion. Vote passed 6-0, with all Councilors voting Aye.*

### **PRESENTATIONS, PROCLAMATIONS, CEREMONIES**

None.

### **PUBLIC COMMENT**

**Vera Black, Molalla resident**, thanked Fire Fighters and First Responders for their assistance during the fire that was near Heintz, Riding, and Kennel Avenue the week prior. She hopes something will be done about the property of where the fire started being better maintained. Ms. Black also shared that a full-page ad will be in the Molalla Advantage magazine, providing services to community members. This includes meals, transportation, and veteran services.

**Jackie Sue McCoy, Molalla resident**, spoke to Council regarding the railroad property that is parallel to Heintz & Main Street and behind Kennel Avenue, near the Scandia property that caught fire last week, putting risk to residents. Ms. McCoy has been in discussions with City Manager Huff regarding the railroad property. She appreciates the communication from Mr. Huff, however she feels that there is no movement from the railroad company. This area is a heavily trafficked drug area, and Ms. McCoy is wondering what more can be done to encourage the railroad company to properly maintain the area.



**Char Pennie, Molalla resident**, addressed Council with concerns about the recent fire and suspicion of homeless individuals setting the fire.

Mayor Keyser stated that the Fire Department is currently conducting investigations about the previous weeks fire. He encouraged folks not to make assumptions about how it started and to wait for the final report.

#### **PUBLIC HEARINGS**

- A. **Ordinance No. 2023-07**: Changing the Comprehensive Plan to Reflect the Goals and Policy Objectives of the 2022 Housing Needs Analysis and Buildable Lands Inventory with Methodology Appendix

Senior Planner Zinder presented the staff report for the Housing Needs Analysis and Buildable Lands Inventory.

Mayor Keyser opened the Public Hearing for the Housing Needs Analysis ordinance at 7:20pm.

**Mike Simmons, Colton resident**, is in full support of this document. He also feels that schools and parks should be an additional consideration. He feels that additional work with the State will need to be done in order to accomplish this.

Mayor Keyser closed the Public Hearing at 7:22pm.

#### **ORDINANCES AND RESOLUTIONS**

- A. **Ordinance No. 2023-07**: Changing the Comprehensive Plan to Reflect the Goals and Policy Objectives of the 2022 Housing Needs Analysis and Buildable Lands Inventory with Methodology Appendix

*A motion was made by Councilor Botsford to hold the first reading of Ordinance No. 2023-07 by title only, seconded by Councilor Vermillion.*

Discussion followed. Council President Newland inquired about why the City would discourage one of the types of housing if the City is trying to create diversity. Asst. City Manager Corthell explained that we have to look at the land as a whole, and the idea is to create a diverse housing situation that is relative to the diverse zoning that takes place in cities. Clarification was that it is not the intention to have only one sort of housing, nor one sort of zone. City Manager Huff stated that higher density zones are used for high density housing, not low density housing. Council President Newland appreciated clarification.

Council President Newland questioned page 52 of the packet, number 23: "The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live within the City of Molalla." She wanted to know how we 'ensure' something. Mr. Corthell stated that we cannot, however the language provided in this section is set by the State Housing Policy goals. Mr. Corthell explained that all city rules are superceded by State Law.

Mayor Keyser called for the vote.

*Vote passed 6-0, with Councilors Vermillion, Shankle, Newland, Robles, Botsford, and Mayor Keyser voting Aye.*

*A motion was made by Councilor Botsford to hold the second reading and adoption of Ordinance No. 2023-07 by title only, seconded by Councilor Vermillion. Vote passed 6-0, with Councilors Vermillion, Shankle, Newland, Robles, Botsford, and Mayor Keyser voting Aye.*

- B. **Resolution No. 2023-21**: Establishing a Purchasing Policy and Usage of Purchase Orders

Finance Director Chauran introduced the Purchasing Policy and Usage of Purchase Orders to Council. The finance department has a new internal system and Director Chauran is requesting approval.

*A motion was made by Council Vermillion to adopt Resolution No. 2023-21, Establishing a Purchasing Policy and Usage of Purchase Orders, seconded by Councilor Robles. Vote passed 6-0, with all Councilors voting Aye.*

- C. **Resolution No. 2023-19**: Amending the Council Stipend Policy



City Manager Huff explained to Council that the Stipend Policy requires an amendment. The current policy has amounts paid/reimbursed to Councilors listed. This should be two separate documents. One with the policy regulations, another with the dollar amount listed for monthly reimbursement. Stipends were discussed at the January Goal Setting Conference, budgeted and approved at the May Budget Committee meeting. The amendment is an adjustment to these items.

*A motion was made by Councilor Vermillion to adopt Resolution No. 2023-19, Amending the Council Stipend Policy, seconded by Councilor Robles. Vote passed 6-0, with all Councilors voting Aye.*

**D. Resolution No. 2023-20: Adjusting the Monthly Reimbursement Amount for City Council**

*A motion was made by Councilor Vermillion to adopt Resolution No. 2023-20, Adjusting the Monthly Reimbursement Amount for City Council, seconded by Councilor Robles. Vote passed 6-0, with all Councilors voting Aye.*

**GENERAL BUSINESS**

**A. Letter of Support for Housing Planning Assistance Grants & Associated Projects**

Asst. City Manager Corthell explained to Council that the letter presented requires a signature by the Mayor, so the City can submit a grant request by the Friday, July 28<sup>th</sup> deadline. Staff was not aware of the deadline until Tuesday, July 25<sup>th</sup>, after the agenda and packet were previously posted.

*A motion was made by Councilor Botsford to authorize Mayor Keyser to sign the Letter in Support, seconded by Councilor Vermillion. Vote passed 6-0, with all Councilors voting Aye.*

**B. Executive Session – Consent Decree Signature**

*A motion was made Councilor Vermillion to authorize the Mayor and City Manager to sign the Consent Decree discussed during Executive Session, seconded by Council President Newland. Vote passed 6-0, with all Councilors voting Aye.*

**STAFF COMMUNICATION**

- Senior Planner Zinder had no report.
- Assistant City Manager Corthell shared the Public Works report, highlighting clean up at an elderly persons home. The Ant Farm assisted the City with the efforts. An intern from Ant Farm is starting with the City on Monday. She will assist with translating applications and reports into Spanish documents. He reported that the roundabout project at Toliver Rd and Hwy 213 is on track. Mr. Corthell shared a Certificate of Outstanding Performance to the City by OHA Drinking Water Services. New Water Treatment Plant Manager, Katelynn Niece submitted the requirements and passed with flying colors after being with the City for only one month.
- City Manager Huff requested that Council take a moment to look at the new Pickleball Court. He thanked staff for their dedication to helping wherever needed during the fire.
- Finance Director Chauran had no report.
- City Recorder Teets shared with Council that laptops are in. Training will be scheduled for fall, as it is too warm in Council Chambers during the summer.

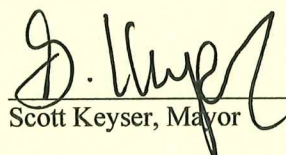
**COUNCIL COMMUNICATION**

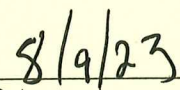
- Councilor Vermillion shared the MRSD Board meeting dates. He also announced that National Night Out is coming up on August 1<sup>st</sup>.
- Councilor Shankle had no report.
- Council President Newland announced the Molalla Parks Garage Sales will be in full-swing Thursday, July 27 – Saturday, July 29<sup>th</sup>. All monies will go to the Parks Fund.
- Councilor Robles had no report.
- Councilor Botsford announced that the Spot Tavern is hosting a BINGO Fundraiser for the Skate Park, coming up in August.
- Mayor Keyser thanked City staff for their efforts during the fire. He thanked volunteers that showed up to help and is proud of how the community rallied during an emergency. Mayor Keyser asked that community members continue to sign up for text alerts.

For the complete video account of the City Council Meeting, please go to YouTube  
"Molalla City Council Meetings – July 26, 2023"

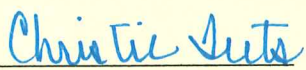
**ADJOURN**

Mayor Keyser adjourned the meeting at 8:07pm.

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

  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
Christie Teets, CMC  
City Recorder

Written Testimony for  
the July 26, 2023  
City Council Meeting

12 pages  
to City of Molalla  
JULY 25, 2023

## Comments .... City of Molalla \_Housing Needs Analysis & Housing Production Strategy

The comments are submitted for the City Council's consideration regarding future housing needs in the City of Molalla.

(1) Current City Residential Code has 3 categories .. R-1/single family' R-2/duplex/R-2/multi-family. The City has not considered or kept up with other cities in Oregon. Attaching portions of Residential Codes from Canby, OR and Silverton, OR. Molalla does not have specific codes to deal with "attached" dwellings, or considerations that 3 or 4 plex buildings could provide housing options (including owner occupied units) and possibly don't require some of the improvements or additional structures required for multi-family apartment complexes. Typically the 3 or 4 plex or common wall buildings have attached garages, have fenced yards, etc.

(2) Single Family Homes offer the opportunity, which seems to could be included in the set of "American Values" of owning your home. Attaching a few listings from Bear Creek Estates, showing the value when purchased as new construction (2018) and values when sold (2022)

906 Bear Creek Dr - Molalla ..3 BR/2 bath — 1376 Sq. Ft.  
SOLD 12/21/2018 for \$288,900  
SOLD 8/30/2022 for \$415,000

310 Doug Fir Ln - Molalla ..4BR/2.5 bath .. 1882 Sq. Ft.  
SOLD 12/3/2018 for \$328,900  
SOLD 11/10/2020 for \$385,000

Home ownership is the primary way most individuals / families "invest" their income, and provide themselves with a home of their own. The value of the home over time is the primary asset for most families.

Multi-Family buildings, especially those on a large scale as Molalla has experienced in the past several years are typically owned by corporate or Limited Liability companies. The rent of the tenants leaves their bank accounts each month, the tenant does NOT see the "home" where they are living add any value to the tenants long term financial picture. We have many families in Molalla that have ZERO option, but to rent apartments.

Multi-Family buildings typically REMAIN in the ownership of the initial builder or investor. The value of the multi-family building rises over time, but the tax revenue that the City, the School District, or other public entities receives will not increase more than 3% each year.

The Oregon property tax limitation keeps the taxable value (which is different from the market value) from rising more than 3% each year. However, when a property SELLS, the taxable value is re-adjusted by the County Assessor to reflect the sales price. In the cases of residential property, when a home sells to a new owner, the tax value is re-adjusted .. and the increase in value reflects current market/taxable value.. and these readjustments also provided some increase in revenue to cities, schools, public entities paid by property taxes.

In the case of large multi-family complexes, they do not often change hands, the members of the corporation/stock holders/or LLC members may change over time — but the "ownership"




does not change, and these entities (in my opinion) get a real break on property taxes as their taxes can only increase 3% per year.

(4) Including a few print outs from National Association of Home Builders. These statistics show that single family homes provide more LOCAL JOBS while the homes are being built. They tables also show that Home Owners spend more locally on services, improvements, repairs. A corporate owned multi-family complex typically hires non-local companies to handle repairs, landscaping, painting, HVAC, etc.

(5) Include Molalla River School District in your plans. As the community grows, it's obvious Molalla needs additional school buildings "in town" so our kids aren't being bused 20-30 (or more?) minutes from home to their school buildings twice each day. Schools should be placed on a 10-20 acre parcel of ground .. depending on number of students, etc. IF the City thinks they can plan traffic and streets for homes, they should also be considering how kids get to schools. If City and MRSD worked together it's likely more kids/families could walk or bike to school on many days. If the City and MRSD don't talk and plan for better traffic conditions we will continue to have traffic/safety issues in town.

(6) Parks and Open Spaces. Your residents want Molalla to be a livable town .. more parks, walking trails, open spaces. The City should be "acquiring" land for parks, recreation fields, open spaces.

Thank you for your time and consideration.



Carol Maloy  
14550 S Claim Rd  
Molalla, OR 97038

N. Scott & Carol Maloy do own property within the City limits of Molalla.



**Chapter 16.20**

**R-2 HIGH DENSITY RESIDENTIAL ZONE**

(Ord 890 section 20, 1993)

**Sections:**

**16.20.010 Uses permitted outright.**

**16.20.020 Conditional uses.**

**16.20.030 Development standards.**

**16.20.010 Uses permitted outright.**

Uses permitted outright in the R-2 zone shall be as follows:

- A. Uses permitted outright in the R-1.5 zone, subject to the density standards in Section 16.20.030(A);
- B. Single family townhouse dwellings having common wall construction;
- C. Boarding, lodging or rooming house;
- D. Multi-family dwelling;
- E. Manufactured and mobile home or trailer parks, subject to the criteria of Chapter 16.44;
- F. Bed and Breakfast.
- G. Residential Facility - for six or more individuals. (Per ORS 197.667(4) and 443.400 (8))

(Ord. 890 section 21, 1993; Ord. 740 section 10.3.21(A), 1984; Ord. 1019 section 9, 1999; Ord. 1080, 2001; Ord. 1514, 2019)

**16.20.020 Conditional uses.**

Conditional uses in the R-2 zone shall be as follows:

- A. A use listed as conditional in the R-1 zone and not listed as permitted outright in section 16.20.010;

- B. Uses listed as permitted outright in the C-R zone (Section 16.24.010), not to exceed 3,000 square feet, and only when part of a Planned Unit Development. All such uses shall be subject to site and design review.
- C. Zero-lot line development for uses otherwise allowed, provided that the minimum side yard setback shall be 7 feet when adjacent to housing with standard setbacks. Prior to building permit approval, the applicant shall submit a copy of a recorded easement for every zero-lot line housing that guarantees rights for the purpose of construction and maintenance of structures and yards. The easement shall stipulate that no fence or other obstruction shall be placed in a manner that would prevent maintenance of structures on the subject lot; and the building placement, landscaping, and/or design of windows shall provide a buffer for the occupants of abutting lots. (Ord. 890 section 22(A)(B), 1993; Ord. 740 section 10.3.21 (B), 1984; Ord. 1080, 2001)

#### **16.20.030 Development standards.**

The following subsections indicate the required development standards of the R-2 zone:

- A. Minimum residential density: New development shall achieve a minimum density of 14 units per acre. Minimum density for a property is calculated by multiplying its area in acres (minus area required for street right-of-way and public park/open space areas) by the density standard. For example, 0.18 acres x 14 units/acre = minimum of 2.52 units. Decimals are rounded to the nearest whole number (e.g., a minimum of 2.52 units becomes a minimum of 3 units). The Planning Commission may modify the density standard if it cannot be met due to existing lot dimensions, road patterns, or other site characteristics.
- B. Townhouses with common wall construction must be placed on a maximum 3000 square foot lot in order to meet the density required in this section.
- C. Minimum width and frontage: Twenty feet except that the Planning Commission may require additional width to ensure that all applicable access standards are met.
- D. Minimum yard requirements:
  - 1. Street yard: twenty feet on side with driveway; fifteen feet for all other street sides; except that street yards may be reduced to ten feet for covered porches only. Street yards for multifamily development (3 or more units located on the same property) located adjacent and on the same side of the street to an R-1 (Low Density Residential) or R-1.5 (Medium Density Residential) zone shall establish a front yard setback that is within 5 feet of the front yard setback of the adjacent home in the R-1 or R-1.5 zone but shall not be less than 10 feet from the property line. This standard does not apply if the closest adjacent home has a front yard setback greater than 30 feet.

2. Rear yard: all corner lots, ten feet single story or fifteen feet two-story; all other lots: fifteen feet single story or twenty feet two-story. One story building components must meet the single story setback requirements; two story building components must meet the two-story setback requirements;
3. Interior yard: seven feet, except as otherwise provided for zero-lot line housing.
4. Interior and rear yards may be reduced to three feet, or the width of any existing utility easement, whichever is greater, for detached accessory structures erected sixty feet or more from any street other than an alley. The height limitations noted in subsection D.2 below apply to such structures. Utility easements may only be reduced with the approval of all utility providers.
5. Multifamily development (3 or more units on the same property) that is adjacent to an R-1 (Low Density Residential) or R-1.5 (Medium Density Residential) zone must provide a minimum 15-foot buffer area between the multifamily development and the R-1 or R-1.5 zoned property. Within this buffer the following applies (see figure 16.20-1):
  - a. Site obscuring landscaping shall be required. The Planning Commission may require retention of existing vegetation; installation of a 6-foot minimum height site-obscuring fence with shade trees planted a maximum of 30 feet on center; and/or other landscaping to provide visual buffering.
  - b. No active recreation areas (tot lots, swimming pools, etc.) shall be allowed within the 15-foot buffer (garden spaces shall not be considered active recreation areas);
6. Infill standards may also apply. See CMC 16.20.030(D)(3) and CMC 16.21.050.

**E. Maximum building height and length:**

1. Principal building: thirty-five feet.
2. Detached accessory structure:
  - a. If located inside the allowed building footprint for the principal building, a detached accessory structure may be up to twenty-two feet tall, as measured to the highest point of the roof.
  - b. If located outside the allowed building footprint for the principal building, a detached accessory structure is subject to a step-up height standard, and is allowed outright only if it meets this standard. The structure shall not exceed eight feet tall, as measured to the highest point of the roof, at a distance of three feet from the property line. The structure may increase in height by one foot vertically for every one foot horizontally away from the three foot line, up to the maximum height of twenty-two feet.

## Chapter 2.2 RESIDENTIAL (R) DISTRICTS

### Sections:

- 2.2.100 Residential districts – Purpose and applicability.**
- 2.2.110 Residential districts – Allowed land uses.**
- 2.2.120 Residential districts – Development standards.**
- 2.2.130 Residential districts – Setback yards – Exceptions, reverse frontage lots and flag lots.**
- 2.2.140 Reserved.**
- 2.2.150 Residential districts – Housing density.**
- 2.2.160 Residential districts – Lot coverage and impervious surfaces.**
- 2.2.170 Residential districts – Building height, measurement and exceptions.**
- 2.2.180 Residential districts – Building orientation.**
- 2.2.190 Residential districts – Architectural design standards.**
- 2.2.200 Residential districts – Special use standards.**

### **2.2.100 Residential districts – Purpose and applicability.**

A. Purpose. The residential districts promote the livability, stability and improvement of the city's neighborhoods. The districts are intended to:

1. Promote the orderly development of neighborhoods.
2. Make efficient use of land and public services and implement the comprehensive plan.
3. Designate land for the range of housing types and densities needed by the community, including owner-occupied and rental housing.
4. Allow for convenient neighborhood access to parks, schools, places of worship, and other supportive services, compatible with planned residential densities.
5. Provide flexible lot standards that encourage compatibility between land uses, efficiency in site design, and environmental compatibility.
6. Provide for compatible building and site design at an appropriate neighborhood scale; provide standards that are in character with the landforms and desired architectural character of Silverton.
7. Apply the minimum amount of regulation necessary to ensure compatibility with existing residences, schools, parks, transportation facilities, and neighborhood services.
8. Reduce reliance on the automobile for neighborhood travel and provide options for walking, bicycling and transit use.
9. Provide direct and convenient access to schools, parks and neighborhood services.
10. Accommodate acreage residential uses in areas not yet served with urban infrastructure.

B. Applicability. The land use districts shall be applied consistently with the policies and land use designations of the city of Silverton comprehensive plan text and map. Where the comprehensive plan

allows for the possible application of more than one land use district (i.e., at the time of annexation or any proposed rezoning), the districts shall be applied appropriately based on the following criteria and consistent with the amendment procedures in Chapter [4.7](#) SDC. Densities may be transferred or adjusted through the planned development approval process under Chapter [4.5](#) SDC, provided the overall density on the site conforms with the density range allowed per the comprehensive plan designation. The purpose of this is to provide for exceptional development designs that conserve open spaces and meet other community planning objectives.

1. The single-family residential (R-1) zone is one of the land use districts that implements the single-family residential comprehensive plan land use designation. It is intended primarily for household and group living at densities generally ranging from two dwellings per acre to not more than six dwellings per acre. Hillside properties zoned R-1 shall also be subject to the hillside protection overlay zone provisions under Chapter [2.6](#) SDC.

2. The low density residential (R-5) zone is one of the land use districts that implements the single-family residential comprehensive plan land use designation. It is intended to accommodate a variety of household and group living uses, including attached and detached dwellings, on small and medium-size lots, at densities generally ranging from five dwellings per acre to not more than 10 dwellings per acre. The R-5 district is an appropriate transition between R-1 zoning and higher density residential or commercial districts.

3. The multiple-family residential (RM-10) zone is one of the districts that implements the multifamily comprehensive plan land use designation. It is intended to accommodate a variety of household and group living uses, including multiple-family, attached single-family and small-lot detached dwellings, at densities generally ranging from 10 dwellings per acre to not more than 20 dwellings per acre. The RM-10 district is an appropriate transition between R zoning and higher density residential or commercial districts.

4. The multiple-family residential (RM-20) zone is one of the zones that is intended to accommodate household and group living uses, including multifamily and attached single-family dwellings, at densities generally ranging from 20 dwellings per acre to not more than 32 dwellings per acre. The RM-20 district provides for a variety of higher density residential living options.

5. The acreage residential (AR) zone is intended to provide appropriate regulations governing the division and development of lands designated acreage residential in the comprehensive plan. These are properties which prior to being annexed to the city may have been developed consistent with Marion County's rural regulations. The district allows the continued use of existing rural residential developments provided they do not exceed the environmental and public service capabilities of the area. It also recognizes that properties designated AR are in transition from rural to urban uses. Certain uses, such as farming, that may not be permitted on other lands within the city limits may otherwise be allowed on AR lands. It is not intended to be an alternative zoning designation for lands that are already designated to accommodate future urban development at higher densities. (Ord. 21-04 § 2, 2021; Ord. 08-06 § 3, 2008)

#### **2.2.110 Residential districts – Allowed land uses.**

Table 2.2.110.A identifies the land uses that are allowed in the residential districts. The specific land use categories are described and examples of uses are provided in Chapter [1.6](#) SDC. Land uses may not be modified through a planned development, except as provided in Chapter [4.5](#) SDC. Table 2.2.110.B specifies the land uses allowed in the acreage residential district.

Table 2.2.110.A – Land Uses Allowed in Residential Districts (R-1, R-5, RM-10, RM-20)

Uses	Status of Use in District			
Use Categories (Examples of uses are in Chapter 1.6 SDC; definitions are in Chapter 1.5 SDC.)	Single-Family Residential (R-1)	Low Density Residential (R-5)	Multiple-Family Residential (RM-10)	Multiple-Family Residential (RM-20)
<b>Residential Categories</b>				
<i>Household Living</i>				
Single-family detached (does not include cottage cluster developments)	P	P	P	P
Accessory dwelling, per SDC <a href="#">2.2.200</a>	S	S	S	S
Duplex (2 dwellings on 1 lot)	P	P	P	P
- More than 1 duplex (4+ units) consecutively attached, per SDC <a href="#">2.2.200</a>	N	DR	DR	DR
Single-family attached (2 or more common-wall single-family dwellings), each on its own lot, per SDC <a href="#">2.2.200</a>	N	S	S	S
Cottage cluster (2 – 4 single-family dwellings on 1 lot), per SDC <a href="#">2.2.200</a>	N	DR	DR	DR
Manufactured home on individual lot, per SDC <a href="#">2.2.200</a> , except manufactured home subdivisions	S	S	S	S
Manufactured home park, per SDC <a href="#">2.2.200</a>				
- Lawfully existing as of November 5, 2008	N/A	N/A	N/A	N/A
- New manufactured home park	N	DR	DR	N
Multifamily (3 or more dwellings on lot), per SDC <a href="#">2.2.200</a>	N	DR	DR	DR
Shipping container or converted vehicles	N	N	N	N
<i>Group Living</i>				
Group living (dormitories, sororities, fraternities)	N	N	CU	CU
Group care home, per SDC <a href="#">2.2.200</a>	P	P	P	P
Group care facility, per SDC <a href="#">2.2.200</a>	N	N	DR	DR
Group care institution, per SDC <a href="#">2.2.200</a>	N	N	DR	DR
<b>Commercial Categories</b>				
Bed and breakfast inn	CU+S	CU+S	CU+S	CU+S
Home occupation, per the standards in SDC <a href="#">2.2.200</a>	S	S	S	S

**Address:** 906 BEAR CREEK DR, Molalla, OR 97038

**Tax ID:** 05032944 **Area:** 146 **County:** Clackamas

**Carol Maloy**

**Residential**

**7/25/2023 1:41:06 PM**

**503-829-8500**

**RE/MAX HomeSource**

**8 Matches**

MLS#	Hist	Status	Price	Date	Agent	Office	DOM/CDOM
22302211	SLD	SLD	\$415,000	8/30/2022	JSUMMERS	CBBN01	11 / 11
22302211	PEN	PEN	\$415,000	8/2/2022	LINEELAI	MRER18	11 / 11
22302211	DAT	ACT	\$415,000	7/22/2022	LINEELAI	MRER18	0 / 0
22302211	NEW	ACT	\$415,000	7/22/2022	LINEELAI	MRER18	0 / 0
18192928	DAT	SLD	\$288,900	3/1/2019	LINEELAI	ORRE09	217 / 0
18192928	SLD	SLD	\$288,900	12/21/2018	LINEELAI	ORRE09	0 / 0
18192928	PEN	PEN	\$288,900	7/27/2018	RWCHRIST	LGIH01	0 / 0
18192928	NEW	ACT	\$288,900	7/27/2018	RWCHRIST	LGIH01	0 / 0





Agent Full

Residential

7/25/2023 1:40PM

**\$288,900** 3 bd | 2 / 0 ba | 1035 sqft**906 BEAR CREEK DR Molalla, OR 97038****Unit #:****Condo Loc:****Status:** Sold**DOM:** 0**List Date:** 7/27/2018**Acres:** 0.09**Year Built:** 2018 New**MLS#:** 18192928

Construction

**XST/Dir:** Main Street/OR211 and N Hezzie Ln**ShowHrs:****Occ:** Under

Construction

**Show:** Call First**LB/Loc/Cmb:** N/A**Offer/Nego:** Seller  
Directly**AG:** Ron Christian**AG Ph:** [503-759-7124](tel:503-759-7124)**AG Cell/Pgr:****CoAgent:****CoPh:**

**Private:** This home is shown by appointment only. Please call ahead. To schedule a tour please contact the LGI Homes Information Center at Bear Creek at (503) 759-7124

**Public:** The Bass Floor plan is located within the picturesque community of Bear Creek. This beautiful, new one story home features an open floor plan, 2 bedrooms and 2 full baths.

This new home comes with over \$10,000 in upgrades including energy efficient appliances, raised two-panel door, wood cabinetry, nickel hardware and garage. The Bass showcases a master suite with a walk-in closet, fully fenced backyard, and front yard landscaping.

### Property Details:

**Property Type:** Detached**County:** Clackamas**Nhood/Bldg:****Area:** 146**Zoning:****Elementary:** Molalla**Middle:** Molalla River**High:** Molalla**Internet:** Y**Address:** Y**No Blog:** Y**No AVM:** Y**Legal:** SUBDIVISION BEAR  
CREEK 4523 LT 63**Tax ID:** 05032944**Warranty:** BUILDER**Seller Disc:** Exempt**Other Disc:****List Type:** ER**Limited Representation:** N**Style:** 1 Story**Lot Size:** 3,000 to 4,999 SqFt **# Supplements:** 3**Lot Dimensions:** 26'X100'**Lot Desc:** Level**View:****Waterfront:****Body Water:****CC&R:** Y**55+ w/Affidavit Y/N:** N**Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:**

### Residence Information:

**Upper SQFT:** 0**Main SQFT:** 1035**Lower SQFT:** 0**Total SQFT:** 1035**Total Up/Main:** 1035**Additional SQFT:****Levels:** 1**SFSrc:** Blueprint**Fireplaces:** 0**Green Cert:****Energy Eff. Report:****Exterior:** Fiber Cement, Lap  
Siding**Roof:** Composition**Parking:** Driveway**Garage:** 2 / Attached**RV Description:****Foundation:****Basement:** Crawl Space,  
None**Road Surface:****Unreinforced Masonry  
Building:**

Property Category = RES    MLS# = 20563679

**Address:** 310 DOUG FIR LN, Molalla, OR 97038**Tax ID:** 05032950 **Area:** 146 **County:** Clackamas

<u>MLS#</u>	<u>Hist</u>	<u>Status</u>	<u>Price</u>	<u>Date</u>	<u>Agent</u>	<u>Office</u>	<u>DOM</u>	<u>CDOM</u>
<a href="#">20563679</a>	SLD	SLD	\$385,000	11/10/2020	MUSCOLAU	BHHN03	2	2
<a href="#">20563679</a>	PEN	PEN	\$390,000	9/27/2020	SYPHARDC	PPGR09	2	2
<a href="#">20563679</a>	DAT	ACT	\$390,000	9/25/2020	SYPHARDC	PPGR09	0	0
<a href="#">20563679</a>	NEW	ACT	\$390,000	9/25/2020	SYPHARDC	PPGR09	0	0
<a href="#">18460156</a>	DAT	SLD	\$328,900	12/3/2018	SYPHARDC	PPGR09	45	0
<a href="#">18460156</a>	SLD	SLD	\$328,900	11/30/2018	SYPHARDC	PPGR09	0	0
<a href="#">18460156</a>	DAT	PEN	\$328,900	10/19/2018	RWCHRIST	LGIH01	0	0
<a href="#">18460156</a>	PEN	PEN	\$328,900	10/19/2018	RWCHRIST	LGIH01	0	0
<a href="#">18460156</a>	NEW	ACT	\$328,900	10/19/2018	RWCHRIST	LGIH01	0	0



Agent Full

Residential

7/25/2023 1:47PM

**\$385,000** 4 bd | 2 / 1 ba | 1882 sqft**310 DOUG FIR LN Molalla, OR 97038****Unit #:****Condo Loc:****Status:** Sold**DOM:** 2**List Date:** 9/25/2020**Acres:** 0.09**Year Built:** 2018 Resale**MLS#:** 20563679**XST/Dir:** Woodburn Estacada Hwy 211-N hezzie

In-Doug Fir In

[VirtualTour #1](#)**ShowHrs:****Occ:** Owner**Show:** Appointment

Only, Call Seller's Agent,

Text Seller's Agent

**LB/Loc/Cmb:** front door**Offer/Nego:** Seller's

Agent Only

**AG:** Cassi Syphard**AG Ph:** [503-412-8537](tel:503-412-8537)**AG Cell/Pgr:** [503-412-8537](tel:503-412-8537)**CoAgent:****CoPh:**

**Private:** Seller is relocating to another state, but sale is not contingent upon that move. agents please enjoy showing clients that the back fence opens up to the green space for great views.

**Public:** Are you looking for more space for the growing family, or maybe more space for the homeschooling this year? This home has it for you. With 4 bedrooms and a bonus loft space for the kids or parents working from home. Enjoy this new neighborhood and private parks just for you! This home features a covered porch and open fence for evening and morning views and local wildlife that frequent often. Come check it out today before its gone!

## Property Details:

**Property Type:** Detached**County:** Clackamas**Nhood/Bldg:****Area:** 146**Zoning:** r1**Elementary:** Molalla, Other**Middle:** Molalla River**High:** Molalla, Other**Internet:** Y**Address:** Y**No Blog:** N**No AVM:****Legal:** SUBDIVISION BEAR

CREEK 4523 LT 69

**Tax ID:** 05032950**Warranty:****Seller Disc:** Disclosure**Other Disc:****List Type:** ER**Limited Representation:** N**Style:** 2 Story, Craftsman**Lot Size:** 3,000 to 4,999 SqFt **# Supplements:** 1**Lot Dimensions:****Lot Desc:****View:****Waterfront:****Body Water:****CC&R:** Y**55+ w/Affidavit Y/N:** N**PDF Doc(s):** 2**Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:**

## Residence Information:

**Upper SQFT:** 1000**Main SQFT:** 882**Lower SQFT:** 0**Total SQFT:** 1882**Total Up/Main:** 1882**Additional SQFT:****Levels:** 2**SFSrc:** trio**Fireplaces:** 0**Green Cert:****Energy Eff. Report:****Exterior:** Fiber Cement**Roof:** Shingle**Parking:** Driveway, On Street**Garage:** 2 / Attached**RV Description:****Foundation:** Concrete

Perimeter

**Basement:** Crawl Space**Road Surface:****Unreinforced Masonry****Building:**

Public Notice for the  
July 26, 2023 City  
Council Meeting

# PamplinMediaGroup

## -Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Charlotte Allsop prior to deadline at (971) 204-7706 or [callsop@pamplinmedia.com](mailto:callsop@pamplinmedia.com).

<p><b>Date:</b> 07/07/23 <b>Account #:</b> 136730 <b>Reference #:</b> Project Number: 21-16 <b>Company Name:</b> MOLALLA, CITY OF <b>Contact:</b> RONDA LEE <b>Address:</b> PO BOX 248 MOLALLA  <b>Telephone:</b> (503) 829-6855 <b>Fax:</b></p>	<p><b>Ad ID:</b> 295664 <b>Start:</b> 07/12/23 <b>Stop:</b> 07/12/23  <b>Total Cost:</b> \$45.00 <b>Ad Size:</b> 2.486 <b>Column Width:</b> 1 <b>Column Height:</b> 2.486  <b>Ad Class:</b> 1216 <b>Phone #</b> (971) 204-7706 <b>Email:</b> <a href="mailto:callsop@pamplinmedia.com">callsop@pamplinmedia.com</a></p>
<p><b>Run Dates:</b>  Molalla Pioneer07/12/23</p>	

**NOTICE OF PUBLIC HEARING**  
**Project Number: 21-16**

NOTICE OF PUBLIC HEARING: On Wednesday, July 26, 2023, the Molalla City Council will conduct two public hearings starting at 7:00 p.m. in the Molalla Civic Center located at 315 Kennel Ave. The first public hearing is for the adoption of an updated Housing Needs Analysis (HNA) and Buildable Lands Inventory (BLI) into the Molalla Comprehensive Plan. The second is for the adoption of a resolution for a Housing Production Strategy (HPS). By Wednesday, July 19, 2023 a copy of the HNA, BLI, and HPS and staff report will be available at the Molalla Civic Center, 315 Kennel Ave., and will be posted on the City's website and the Molalla Current (<https://current.cityofmolalla.com/>). These documents will be available for inspection at no cost and copies will be provided at a reasonable cost.

You may attend, offer testimony, or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the hearing body. Written testimony will be received by the City of Molalla until the day of the hearing and should be addressed or emailed to: City Recorder, Christie Teets at 117 N. Molalla Ave, Molalla OR, 97038, [recorder@cityofmolalla.com](mailto:recorder@cityofmolalla.com); note that email is preferred, and please ensure your name and address are included in the written testimony.

Published July 12, 2023

MOP295664

## Dan Zinder

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**From:** Dan Zinder  
**Sent:** Wednesday, July 12, 2023 9:35 AM  
**Subject:** Interested Parties Notice - Adoption Hearing Set for Housing Needs Analysis and Housing Production Strategy - July 26, 2023

NOTICE OF PUBLIC HEARING: On Wednesday, July 26, 2023, the Molalla City Council will conduct two public hearings starting at 7:00 p.m. in the Molalla Civic Center located at 315 Kennel Ave. The first public hearing is for the adoption of an updated Housing Needs Analysis (HNA) and Buildable Lands Inventory (BLI) into the Molalla Comprehensive Plan. The second is for the adoption of a resolution for a Housing Production Strategy (HPS).

You may attend, offer testimony, or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the hearing body. Written testimony will be received by the City of Molalla until the day of the hearing and should be addressed or emailed to: Planning Specialist, Ronda Lee, 315 Kennel Ave, Molalla OR, 97038, [communityplanner@cityofmolalla.com](mailto:communityplanner@cityofmolalla.com); note that email is preferred, and please ensure your name and address are included in the written testimony.

By Wednesday, July 19, 2023 a copy of the HNA, BLI, and HPS and staff report will be available at the Molalla Civic Center, 315 Kennel Ave., and will be posted on the City's website and the Molalla Current (<https://current.cityofmolalla.com/>). These documents will be available for inspection at no cost and copies will be provided at a reasonable cost.

Best,

**Dan Zinder**

*Senior Planner, City of Molalla*  
117 N Molalla Ave | PO Box 248  
Direct: 503.759.0226 | Office: 503.829.6855



# Interested Parties List

**STAFF NOTE: This email list was generated from a survey question issued on the Molalla Current related to the HNA/HPS projects in June of 2022. Additional parties who requested information on the project were added to the list after that point. These persons received notice on all public meetings related to Molalla's HNA and HPS projects.**

**Q11 (Provide your email if you'd like to stay involved and be kept up to date on this process:)**

workingmom1958@gmail.com  
Tmbm79@yahoo.com  
tinateel@canby.com  
Tinabancke@yahoo.com  
Tigerlilly2383@hotmail.com  
tigerlilly2383@hotmail.com  
thijac27@gmail.com  
teambraydon@yahoo.com  
Tallen215@hotmail.com  
summerjewelf@gmail.com  
Stonecrestaussies@yahoo.com  
stmiller0161@gmail.com  
stepht7491@gmail.com  
Splotter72@gmail.com  
shellyann81@gmail.com  
shanniruth@gmail.com  
scottmclellan@yahoo.com  
sam@foothillsonline.com  
sally.pierce33@yahoo.com  
ryanchapin15@gmail.com  
rwatkins202@gmail.com  
rosemaryk509@gmail.com  
riverbsong@yahoo.com  
raelbotsford@gmail.com  
ptorsen12@gmail.com  
Patnmolalla@gmail.com  
Paigepren@gmail.com  
Oelizalde1307@hotmail.com  
Noway\_really2000@yahoo.com  
Noniegentry277@gmail.com  
ninallen07@gmail.com  
nickjacoby23@gmail.com  
Niceguy96552@gmail.com  
muddinjeep38@gmail.com  
mthood376@yahoo.com  
msteamtrainut@aol.com  
mrdowdy54@gmail.com  
Molalla97038@yahoo.com  
mitchjorgy@gmail.com  
Mirm\_breathedeep@yahoo.com  
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melvissa@live.com

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lynetteboutelle@gmail.com

LylacLady@gmail.com

Lvjayme@yahoo.com

Lukes0416@gmail.com

llaccuardi@gmail.com

Lkkforce@gmail.com

Lindsaywhite1985@gmail.com

laverjoni1@gmail.com

kristirosa76@gmail.com

Krfore9@aol.com

klyzekl@gmail.com

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jstormwilson@yahoo.com

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Icarustehowl@gmail.com

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debraculmsee@gmail.com

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## Planning & Land Use



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