

## Molalla Planning Department

117 N. Molalla Ave. - P.O. Box 248  
Molalla, OR 97038  
Phone: 503-829-7526 Fax: 503-829-6872  
[www.molallaplanning.com](http://www.molallaplanning.com)



## 1964 COMPREHENSIVE PLAN FOR MOLALLA

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Below is an overview of the 1964 Comprehensive Plan for Molalla which was prepared by Fritsch & Kozlovski Consultants

- Completed as part of a grant.
  
- Timeline of Events
  - 1890 – 1<sup>st</sup> Bank opens in Molalla
  - 1903 – Telephone arrives in Molalla
  - 1913 – 1<sup>st</sup> Train arrives in Molalla, Pioneer Newspaper begins print, Buckaroo holds first annual event, new school opens in Molalla.
  - 1915 – Electricity arrives in Molalla
  - 1921 – Water service is provided to the City
  
- The name Molalla is derived either after the Molalla Indians or it was derived from Indian words “moolet” (elk) and “olilla” (berries) both of which were plentiful at that time.
  
- Issues facing Molalla
  - Lack of commercial options in the downtown.
  - Location and condition of current buckaroo site.
  - Lack of development of land for its best use, much has been ignored because of lack of drainage, access and obsolete planning.
  - The City’s traffic pattern and use of heavy traffic downtown.
  
- Future Outlook of Molalla
  - Growth brings change which means certain sentiments must be discarded in the interest of progress.
  - Buckaroo must be moved out of its present location because of the value of the land it sits on.
  - Promotion of satellite City to the Portland area for logging.
  - Use as a bedroom community.
  - Establish a Planning Commission.
  
- Population
  - 1950 – 1,497 persons
  - 1960 – 1,501 persons

- Population projections
  - ✓ Low – Increase only as a role of Molalla being a trading center. 1980 population would be 1,800 persons which is an increase of nearly 300 people.
  - ✓ Medium – 2% annually which is halfway between Clackamas County and State of Oregon figures for growth. 1980 Population would be 2,250 persons which is an increase of 750 persons.
  - ✓ High – Expand at the same rate as Clackamas County at 2.6% annually. 1980 population is 2,550 persons which is an increase of 1,050 persons.
  - ✓ Medium is considered to be Molalla’s most likely growth scenario.
  
- Economic Study Resources
  - Agriculture
    - ✓ Molalla is ideal for crops such as parsnips, rutabagas, turnips, broccoli, cauliflower, brussel sprouts, and cabbage, black and red raspberries, evergreen and marion blackberries, and some boysen and logan berries.
  - Timber
    - ✓ Plentiful business opportunities available
  - Minerals
    - ✓ Lots of clay appropriate for brick making.
    - ✓ Deposits of alumina which has not been exploited due to high cost of extraction. Alumina is key mineral to making aluminum.
  - Recreational Assetts
    - ✓ Molalla River is main recreation asset.
    - ✓ 2 parks along the river. Construction of a dam on the Molalla would be beneficial to the area.
    - ✓ Arrowhead Golf Course just a short distance from the City of Molalla.
  - Possibilities
    - ✓ Increase in agriculture in the area could enhance food processing operations. Also timber could better utilize bark chips or sawdust which can be used to make fiberboard.
    - ✓ Industry requires the following factors in determining location.
      - ❖ Readily accessibility to transportation facilities.
      - ❖ Adequate land
      - ❖ Good residential environment for workers
  
    - ✓ Adequate planning and implementation by the City will play a positive role in determining these industries locating here.
    - ✓ Molalla acts as a trading center for a large area and should be the reason for new activity in the area.

- Land Use
  - Residential Use
    - ✓ North of Heintz east of Molalla in good shape.
    - ✓ South of Main is older and in some instances converted from single-family residential to multi-family residential.
    - ✓ Southwest beyond section street contains some industrial use. Southeast section the same but more to a more limited extent.
    - ✓ Southeast section is auto salvage yard and slaughter house both should not be permitted and those uses changed to residential.
  - Commercial Use
    - ✓ Confined to areas 2 blocks north and south on Molalla Avenue and approximately 3 blocks east and west. The condition of many of the structures in this area are in poor condition and many are fire hazards. Some are vacant and have been for long periods of time.
    - ✓ Due to the unsightly nature they present blight ultimately driving commerce away from the downtown core.
    - ✓ Inadequate on and off street parking also exists to this section of town.
    - ✓ Buckeroo needs to be moved out of the downtown core where land is too valuable for this use.
  - Industrial Use
    - ✓ Good pattern as long as lumber industry flourishes.
  - Schools
    - ✓ Location of highschool not good since busses have to come through center of community.
    - ✓ Athletic fields removed from gymnasium and highschool which is a poor arrangement of land.
    - ✓ Middle school on large site which can expand but not close to residential development.
  - Parks & Recreation
    - ✓ Park on Molalla Avenue adjacent to Buckeroo (now Long Park) is nicely located but in need of expansion.
    - ✓ 2 parks on Molalla River not adequate for growth because of lack of access and supervision.
    - ✓ Comprehensive plan delineates park areas for consideration which would serve Molalla for years to come.
- The Comprehensive Plan
  - Objectives
    - ✓ Attain land for best uses now and long range.
    - ✓ Prevent misuse and waste of land establishing orderly pattern for growth and development.

- ✓ Create environment reflecting values of residential inhabitants to enrich their daily lives, attract newcomers, and stimulate continued interest in the City's growth and development.
- ✓ Attract good or better than average residential areas.
- Through fare plan
  - ✓ Determines circulation within the city.
  - ✓ This section talks a lot about roads which many ideas were incorporated into the 2000 TSP (Transportation Systems Plan) and many were dropped.
  - ✓ There is considerable talk about the need of a truck bypass using slightly different areas since multi-family residential was used heavily at this time.
- Land Use
  - ✓ Residential Use
    - ❖ Subdividing should take into consideration the views and vistas current continued platting will not allow this to happen.
  - ✓ Commercial Use
    - ❖ Structures are substandard and will cause east/west commercial expansion if not corrected.
    - ❖ Buckeroo arena needs to be moved.
      - Suggest moving near the highschool between 5<sup>th</sup> and 7<sup>th</sup> street.
    - ❖ Uses with heavy auto flows should also use Highway 211 and 213 commercial areas such uses likely include car lots, and other sales lots, truck repair and like uses that require larger areas of land would logically belong in these commercial areas.
  - ✓ Industrial Use
    - ❖ Principle use is lumber resources which are abundant in the area and supply is indefinite.
- Community Facilities Plan
  - ✓ Parks and Recreation
    - ❖ Year around swim center would benefit the community.
    - ❖ Library should remain in the Central Business District.
    - ❖ City hall and other civic centers are in a good place downtown and should remain in the Central Business District.
    - ❖ Provide 3 more park sites throughout the city.
  - ✓ Schools
    - ❖ Future school sites off of Frances and Cole.
  - ✓ Important to address capital improvements.
  - ✓ Need a detailed CBD study.
  - ✓ Zoning and subdivision ordinance.
  - ✓ Create a program for scheduling annexations.