



Minutes of the Molalla City Council Meeting

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

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 28th deadline. Staff was not aware of the deadline until Tuesday, July 25th, 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.

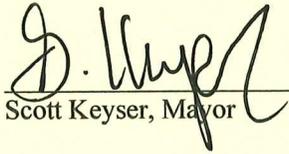
COUNCIL COMMUNICATION

- Councilor Vermillion shared the MRSD Board meeting dates. He also announced that National Night Out is coming up on August 1st.
- Councilor Shankle had no report.
- Council President Newland announced the Molalla Parks Garage Sales will be in full-swing Thursday, July 27 – Saturday, July 29th. 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.

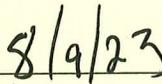
For the complete video account of the City Council Meeting, please go to YouTube
"Molalla City Council Meetings – July 26, 2023"

ADJOURN

Mayor Keyser adjourned the meeting at 8:07pm.

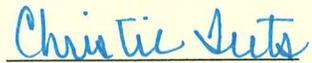


Scott Keyser, Mayor



Date

ATTEST:



Christie Teets, CMC
City Recorder

From: charpennie@comcast.net
To: [Christie Teets](#)
Subject: City Council Testimony 7.26.23
Date: Tuesday, July 25, 2023 9:01:48 AM

I would like to read this statement at the upcoming city council meeting.
Thank you Christie.

It has been mentioned on several different FB pages – why do we care where the homeless sleep? Be it our “protected wetlands” or our parks. Are we going to solve the problem by moving them?

We are not here to solve a problem that has cumulated over that last century. However, the first step is to enforce the law. Allowing these people to live outside the law not only hurts a community but it also emboldens them to continue more and more egregious behavior against society.

This is highlighted in the fire that was set on Tuesday night in the vacant lot on Heintz Street. Though no one is releasing their thoughts on how this fire started I would say without a doubt in my mind that it has something to do with the homeless living in the vacant facility on that property.

Why is the city not holding the owners of that property accountable for maintaining it? Is it our responsibility as citizens to point out these unattended lots and suffer the consequences of possible wild fires that can spread to housing before something is done?

This is why you cannot allow the homeless to run amuck in a city. Once they get a foothold, they will continue to take more and more resources and behave more like untrained animals...and yes I used the word animals. We are all animals, some of us are housebroken while others are not. Hence the trash I pick up off the streets around town. Is this due to the homeless? Maybe – Maybe not, but the first step is to enforce the law in order to see change and allowing people to live outside in places that have been deemed illegal should be our first step to addressing this issue.

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			
	Single-Family Residential (R-1)	Low Density Residential (R-5)	Multiple-Family Residential (RM-10)	Multiple-Family Residential (RM-20)
Use Categories (Examples of uses are in Chapter 1.6 SDC; definitions are in Chapter 1.5 SDC.)				
Residential Categories				
<i>Household Living</i>				
Single-family detached (does not include cottage cluster developments)	P	P	P	P
Accessory dwelling, per SDC 2.2.200	S	S	S	S
Duplex (2 dwellings on 1 lot)	P	P	P	P
- More than 1 duplex (4+ units) consecutively attached, per SDC 2.2.200	N	DR	DR	DR
Single-family attached (2 or more common-wall single-family dwellings), each on its own lot, per SDC 2.2.200	N	S	S	S
Cottage cluster (2 – 4 single-family dwellings on 1 lot), per SDC 2.2.200	N	DR	DR	DR
Manufactured home on individual lot, per SDC 2.2.200 , except manufactured home subdivisions	S	S	S	S
Manufactured home park, per SDC 2.2.200				
- 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 2.2.200	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 2.2.200	P	P	P	P
Group care facility, per SDC 2.2.200	N	N	DR	DR
Group care institution, per SDC 2.2.200	N	N	DR	DR
Commercial Categories				
Bed and breakfast inn	CU+S	CU+S	CU+S	CU+S
Home occupation, per the standards in SDC 2.2.200	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
\$288,900 3 bd | 2 / 0 ba | 1035 sqft
906 BEAR CREEK DR Molalla, OR 97038
 Unit #:
Status: Sold
List Date: 7/27/2018
Year Built: 2018 New
 Construction
XST/Dir: Main Street/OR211 and N Hezzie Ln

7/25/2023 1:40PM

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
Lot Dimensions: 26'X100'
Lot Desc: Level
View:
Waterfront:
Body Water:
CC&R: Y
55+ w/Affidavit Y/N: N

Supplements: 3
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:

[-] Search Criteria

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>
20563679	SLD	SLD	\$385,000	11/10/2020	MUSCOLAU	BHHN03	2	2
20563679	PEN	PEN	\$390,000	9/27/2020	SYPHARDC	PPGR09	2	2
20563679	DAT	ACT	\$390,000	9/25/2020	SYPHARDC	PPGR09	0	0
20563679	NEW	ACT	\$390,000	9/25/2020	SYPHARDC	PPGR09	0	0
18460156	DAT	SLD	\$328,900	12/3/2018	SYPHARDC	PPGR09	45	0
18460156	SLD	SLD	\$328,900	11/30/2018	SYPHARDC	PPGR09	0	0
18460156	DAT	PEN	\$328,900	10/19/2018	RWCHRIST	LGIH01	0	0
18460156	PEN	PEN	\$328,900	10/19/2018	RWCHRIST	LGIH01	0	0
18460156	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 #:
Status: Sold **Condo Loc:**
List Date: 9/25/2020 **DOM:** 2
Year Built: 2018 Resale **Acres:** 0.09
XST/Dir: Woodburn Estacada Hwy 211-N hezzie **MLS#:** 20563679
 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	Legal: SUBDIVISION BEAR CREEK 4523 LT 69	Lot Size: 3,000 to 4,999 SqFt	# Supplements: 1
County: Clackamas	Tax ID: 05032950	Lot Dimensions:	PDF Doc(s): 2
Nhood/Bldg:	Warranty:	Lot Desc:	Open House:
Area: 146	Seller Disc: Disclosure	View:	Upcoming Open House:
Zoning: r1	Other Disc:	Waterfront:	Broker Tour:
Elementary: Molalla, Other	List Type: ER	Body Water:	Upcoming Broker Tour:
Middle: Molalla River	Limited Representation: N	CC&R: Y	
High: Molalla, Other	Style: 2 Story, Craftsman	55+ w/Affidavit Y/N: N	
Internet: Y			
Address: Y			
No Blog: N			
No AVM:			

Residence Information:

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



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

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



Molalla City Council
117 N Molalla Ave/PO Box 248
Molalla, OR 97038
Phone 503.759.0205
www.cityofmolalla.com

July 26, 2023

Re: Letter of Support for Housing Planning Assistance Grants & Associated Projects

To Whom It May Concern:

The Molalla City Council would like to offer strong support for the City's Housing Production Strategies Project and the City's Housing Efficiency Measures Project. Both projects will serve the interests of the Molalla Community and the State of Oregon by providing potential developers more and better options to build needed housing supply, and to build commercial/industrial development that will provide a wide array of living wage jobs for those in the Molalla Community.

The City of Molalla has been hard at work updating our Housing Needs Analysis and preparing Housing Production Strategies in accordance with HB 2003. That work has tended to show that Molalla has an opportunity to help the state meet its goal of 36,000 new units of housing per year. This year alone, Molalla will see approximately 350 new units of housing. To meet and exceed this total in the future, Molalla must continue to explore all options for housing and the industries that support it. The studies (projects) supported by this grant are the first step in exploring the options for housing and ensuring our strategies and efficiency measures are strong and effective.

Molalla has not explored efficiency measures since the UGB was updated in the 1980's and has never before looked specifically at housing production strategies. DLCD's support, both financially and in terms of experienced consultants would be invaluable not only to the City of Molalla, but to a state with a major housing deficit and goals to fill that need.

Thank you for your time and careful consideration. Awarding these grants to Molalla will directly serve the legislative and gubernatorial intent of these funds and ultimately result in additional housing stock in Molalla and by proxy, the State of Oregon.

Now, therefore, the Molalla City Council authorizes Mayor Keyser to sign this letter of support on behalf of the Molalla City Council.

Sincerely,

Scott Keyser
Mayor of Molalla



Community Development Department
315 Kennel Avenue, PO Box 248, Molalla, Oregon 97038
Phone: (503) 759-0205

To: Honorable Mayor & City Council

From: Assistant City Manager, Mac Corthell

Date: July 26, 2023

Re: Monthly Community Development Report

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LAND USE & PERMITTING

Planning and Land Use Application Statistics:

New Apps 6/27/23 – 07/20/23

- Type I BP Apps –1
- Type I Other Apps – 8
- Type II Apps – 0
- Type III Apps New– 0
- Type IV Apps – 0
- Final Plat – 1
- Pre-App Requests - 0

Approvals 6/27/23 – 07/20/23

- Type I BP Apps – 1
 - Residential Units – 0
 - Com/Ind Sq Ft – 0
- Type I Other Apps – 14
- Type II Apps – 0
- Type III Apps – 0
- Type IV Apps – 0
- Final Plat – 0
- Pre-Apps Held - 0

Open Apps 7/20/23

- Type I BP Apps – 7
- Type I Other Apps – 9
- Type II Apps – 4
- Type III Apps – 8
- Type IV Apps – 5
- Final Plat – 1
- Pre-Apps Pending - 0

LONG-TERM PLANNING

21-16 Housing Needs Analysis and Production Strategy:

- Housing Needs Analysis – This report is in Final Draft form and will go to the City Council for adoption on July 26, 2023.
- Housing Production Strategy – The Final Draft of this plan had some minor comments from DLCD. City Staff will work on responding to those comments, but may not bring this report for adoption until the “Efficiency Measures” stage of the Sequential UGB Analysis as the two action plans are meant to be identical.
- All work on this project is required by State HB 2003 and is being funded by a grant from DLCD, with \$5k match from the City.

21-16 Urban Growth Boundary

- DLCD Formally Approved Molalla to use the Sequential UGB Process on March 28, 2023.
 - Molalla is the first in the state to use the sequential process.
 - The Sequential process mitigates risk by considering each portion of the UGB studies and expansion separately, thus limiting challenges to the task at hand without delegitimizing the entire process.
- The Housing Needs Analysis is the first step in the Sequential UGB Process.
 - A work plan has been approved to complete the remaining steps over a 3-year period, it is available for viewing on the Molalla Current!
- City staff will be applying for 2 grants from DLCD on 7/28 to keep this UGB work moving forward.

Current Long-Term Planning Initiatives:

- 22-32 Parks Master Plan – A potential contractor has been selected and is in the process of submitting a proposal for scope of work.
- 22-31 Stormwater Master Plan – Final scope & budget negotiations complete. Expect to see a contract for review and potential approval at the 8/9/23 City Council Meeting.
- 23-02 Emergency Operations Plan – The next steps in this process involve conducting meetings with the planning committee in August and September to thoroughly review incidents and evaluate the command structure. These sessions will enable the city team to identify & agree on areas of improvement/command and ensure that the EOP aligns with the specific needs of Molalla. Following the completion of these meetings, a rough draft of the EOP will be prepared in September, which will undergo further refinement and revisions.
- 23-02 National Hazard Mitigation Plan – **NHMP**-Significant progress has been made in the development of the Natural Hazard Mitigation Plan (NHMP) for the City of Molalla for the 2024 plan. The first draft of the plan has been submitted to the County, and we are eagerly awaiting feedback to further enhance the document. The NHMP has been developed in close coordination with the Capital Improvement Plan (CIP), ensuring that potential local, state, federal grants, and Building Resilient Infrastructure and Communities (BRIC) funds opportunities are thoroughly explored. To actively involve the community, the city has conducted a survey and taken essential steps to engage residents in the NHMP development process. The city council will receive an update on the progress made thus far, showcasing the city's commitment to mitigating natural hazards and promoting resilience within Molalla.

CODE COMPLIANCE

Code Compliance Staffing:

- Officer Murphy has made great progress clearing the backlog of cases, engaging community members, and forging new partnerships!

Code Case Statistics:

<u>7/1/22 – 6/27/23</u>	<u>7/1/22 – 6/27/23</u>
<ul style="list-style-type: none">• New Complaints - 100• Current Open Cases – 59	<ul style="list-style-type: none">• Cases Closed – 75<ul style="list-style-type: none">○ No Violation – 17○ Compliance – 37○ Referred - Other Agency – 21

Code Abatement Support Services:

Last month the new non-profit in town, Ant Farm, was highlighted as a potential partner. This month we'd like to share some successes:

1. **Ant Farm Youth clear property of elderly homeowner free of charge!**



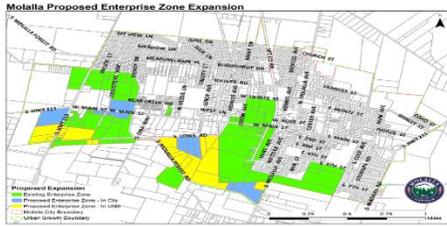
2. Ant Farm Youth Assist Molalla Code Compliance and Police with Homeless Camp Cleanup!



There is a new service in town for anyone who cannot clean up their code violation **due to age, infirmity, or disability**. The **Ant Farm** is a non-profit that serves at-risk youth providing them with opportunities for internships, employment, and a full array of services aimed at helping them succeed as they move into adulthood.

Paid services are also available at a fraction of the cost compared to most landscape and trash haul away services. If you are interested in these services on a paid or unpaid basis, please contact Denise at Molalla Ant Farm: denises@antfarmyouthservices.com or call (503) 668-7962.

ECONOMIC DEVELOPMENT



Completed Projects:

- 2022 Enterprise Zone Boundary Expansion (see map ←)
- 2022 Wayfinding Kiosks & Map
- 2022 Destination Ready Grant (Kiosks)
- 2022 Kiosk Art Contest
- 2022 Travel Oregon Destination Assessment

Travel Oregon Destination Ready Action Project:

- Maps have been printed and are being dropped off at tourist destinations. Molalla will receive a supply on Wed, 8/2/23!

-**Mt. Hood Territory (Clack Co Tourism)** who applied for and administered this Destination Ready process on behalf of the city.

-**Travel Oregon** who funded the Destination Ready grant and has been a major partner in providing consultants, and staff to bring this project home.



Economic Development Web Page Update!

- Completion of the Enterprise Zone Expansion triggered the next phase in the City’s Economic Development program evolution... a valuable, viable web presence!

PUBLIC & PRIVATE INFRASTRUCTURE PROJECTS

Active Public Project List

Number	Name	Notes
23-05	Pickleball at Long Park	Project completion in Aug '23
23-02	EOP/NHMP Plans	NHMP draft due 6/30/23, EOP in Planning Process
22-32	Parks Master Plan	Scope negotiations.
22-24	Water Pressure Zoning	Design Phase
22-31	Storm Master Plan	Scope and Budget negotiated, Contract to CC on 8/9/23
22-04	New 2.0mg Water Tank	Pre-Design Phase, Property Acquisition
21-16	HNA/HPS + Sequential UGB	HNA to CC on 7/26/23, HPS and EOA grant apps due 7/28/23
21-15	S Molalla Ave Waterline	Final pre-design work in process
21-10	Molalla Civic Center	Side & Paint complete! Fence and Desk awaiting parts, door sensors scheduled by Aug '23, ADA Upgrades in Design
21-09	Yelkus Park	Scope proposal from Architect received and under review
21-02	MFR – Park Road	In design for phase 1, ROW encroachment in negotiation
20-03	Eckerd, Lola, 2 nd Water/Sewer/Street	Complete!
19-10	WWTP Upgrade	90% Design Accepted, \$5 mil approved from Capital Committee – awaiting final bill, mitigation credit purchased
18-08	213/Toliver Roundabout	Construction Phase

Recently Completed Public Project List

23-04 Sewer Rate Model Update	23-01 Disk Golf at Ivor Davies
22-35 WTP Auto-Shutdown Upgrade	22-30 WWTP Aeration Basin Bypass
22-25 PD HVAC Repair/Replace	22-20 Toliver at Trinity Waterline
22-15 Mercury TMDL Plan	22-10 WWTP Interim Capacity Study
22-03 Shaver at OR-211 Repair	22-01 City Hall Sewer Main Replace
21-11 Fox Park Playground Equipment	21-06 525 W Main Waterline
21-04 City Hall Upstairs Remodel	19-09 Signal at OR-211/Molalla Ave
17-12 Shirley Curb Extensions Repair	22-26 Temp Allocation in TMDL
20-07 Strawberry Park	18-14 City Shops Decant Facility

Active Private Project List

Number	Name	Notes
23-07	Stoneplace Partition	Partition resulting in S Leroy Ave through to Lowe Rd
23-06	105 Ona Way Multi-Family	In Civil Review
23-03	Molalla Petroleum	Civil Review Complete, site work to begin in near term
22-23	5 th St Duplex	In Civil Review
22-16	Starbucks	Building and Civil Construction in work
22-13	Goodwill	Punch list – C of O expected in July '23
22-11	River Meadows Subdivision	Civil Review complete, contractor not on-site at this time
22-09	1000 W Main Multi-Family	In Civil Review, building ongoing
22-07	Cascade Place Multi-Family	Building and Civil Construction in work
22-02	501 E Main St C-Store	Building and Civil Construction in work
19-04	Cascade Center Commercial	Awaiting pavement repairs to release warranty bond
18-16	Hix Tractor Supply	Complete - pending payment for proportion of roundabout
17-20	Sawyer Trucking Frontage	In Design

PUBLIC WORKS MAINTENANCE

West Lane Paving Project and 3.86 Lane Miles of Crack Sealing





Water Treatment Plant

Water System Survey

The Oregon Health Authority Drinking Water Program has certified that the City of Molalla has met the criteria for Outstanding Performance during last month's Water System Survey.

A Water System Survey is an on-site thorough review of the system's water source, treatment, storage facilities, distribution system, operation and maintenance procedures, and monitoring in order to evaluate the system's capability to provide safe drinking water.



Production

For the month of June, the City of Molalla treated a total of 42 million gallons of water with a 1.4 million gallon daily average. About a 34% increase in water production from this time last year.

Water Production (gallons)		
	June 2022	June 2023
Total Treated:	31,446,390	42,000,000
Daily Average:	1,048,213	1,400,267
Maximum Day:	1,470,100	1,975,000
Minimum Day:	481,000	966,000

Preventative Maintenance

James Clifton performing preventative maintenance on the water system's disinfection metering pump to ensure accurate dosing.



Regulatory Compliance

Katelynn Niece sampling for the Unregulated Contaminant Monitoring Rule. Environmental Protection Agency requires Public Water Systems to sample a variety of contaminants that may be present in drinking water. EPA's focus this year is on 30 PFAS substances. EPA then uses this data to see if these contaminants occur at concentrations or frequencies high enough to be regulated in the future.



Operations

Jeff McCrum maintaining the water systems two Trident filters. This time of year both Trident filters are operated at full capacity to ensure water production is meeting the summer demand. Filter operation is monitored throughout the day to confirm efficient particle removal.

