



Community Development Department
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To: Honorable Mayor & City Council I

From: Community Development Director, Mac Corthell

Date: March 23, 2022

Re: Monthly Community Development Report

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LAND USE & PERMITTING

<u>New Applications 7/1/21 – 3/22/22</u>	<u>Approvals 7/1/21 – 3/22/22</u>	<u>Open Apps</u>
<ul style="list-style-type: none"> • Type I BP Apps – 27 • Type I Other Apps – 30 • Type II Apps – 1 • Type III Apps New– 10 • Type IV Apps – 2 • Final Plat – 0 • Pre-App Requests - 9 	<ul style="list-style-type: none"> • Type I BP Apps – 21 <ul style="list-style-type: none"> ○ Residential Units – 13 ○ Com/Ind Sq Ft – 4,200 • Type I Other Apps – 39 • Type II Apps – 1 • Type III Apps – 7 • Type IV Apps – 2 • Final Plat – 0 • Pre-Apps Held - 8 	<ul style="list-style-type: none"> • Type I BP Apps – 5 <ul style="list-style-type: none"> ○ Residential Units – 153 ○ Comm/Ind Sq Ft - 0 • Type I Other Apps – 1 • Type II Apps – 0 • Type III Apps – 5 • Type IV Apps – 5 • Final Plat – 2 • Pre-Apps Pending - 1

Significant Land Use Approvals February 2022

- Site Design Review, Minor Partition, Conditional Use Permit – 31330 S HWY 213 (Commercial Retail)



Upcoming Land Use Hearings

- March 23, 2022, Site Design Review – Multifamily, 1000 W Main
- April 6, 2022, Site Design Review – Multifamily, 12763 Cromptons
- May 4, 2022, Site Design Review – Commercial, 850 W Main

LONG-TERM PLANNING

Housing Needs Analysis and Production Strategy

- Funding: DLCDC Grant Received to Fund Project, \$5k City Match.
- Purpose: HB 2003 Compliance, Background Study for Sufficiency of Urban Growth Boundary.
- Deliverables: Amendments to Comprehensive Plan and Development Code.
 - Updated Buildable Lands Inventory, Housing Inventory & Needs Analysis, Housing Production Strategy.
- Public Outreach: Molalla Current Page Published, Substantial Public Process Forthcoming.
- Status: Consultant Selected - Emerio Design, LLC, Initial Internal Meeting Scheduled 3/31/22.

Upcoming Initiatives

- Parks Master Plan and CIP Update: FY22-23 (depending on budget)
- Wastewater Master Plan and CIP Update: FY22-23 (depending on budget)
- Employment Land Needs Analysis: FY22-23 (depending on grant funding availability)
- Emergency Management Plan Update: FY22-23 (depending on grant funding availability)

CODE ENFORCEMENT

6/1/21 – 3/22/22

- New Complaints - 49
- Open Cases – 22
 - Open Cases Initial Letter - 4

6/1/21 – 3/22/22

- Cases Closed – 27
 - No Violation – 6
 - Compliance – 19
 - Referred - Other Agency – 2

ECONOMIC DEVELOPMENT

Beautification & Culture CPC

- 2022 Molalla Kiosk Art Contest – VISIT THE MOLLLA CURRENT KIOSK PAGE FOR INFORMATION AND FORMS!
 - Art from 4 winners placed on Kiosk
 - Submittal Timeline - Currently Accepting Submittals Through May 13, 2022
 - Theme - Real Adventure, Real People, Real Fun
 - Selection – June 1, 2022
 - Eligibility – Anyone of Any Age Residing in Molalla Rive School District Boundary, and Any Student Outside Boundary Attending an MRSD School
 - Entry Form (attached) – New Wayfinding Kiosk Page on the Molalla Current (current.cityofmolalla.com)
 - Funding – Funded by a Travel Oregon Grant This Year, Follow-On Funding Provided by Sponsors
- Art Contest Sponsorships – VISIT THE MOLLLA CURRENT KIOSK PAGE FOR INFORMATION AND FORMS!
 - Your company logo featured on Kiosk with Art
 - Donations Tax Deductible
 - Received to Date - 1 Platinum Sponsorship (logo on all four Kiosks)
 - BST Realty, LLC
 - Sponsorship Forms and Information (attached) – New Wayfinding Kiosk Page of Molalla Current.
- Wayfinding and Gateway Signage
 - Currently reviewing example plans from other communities
- Upcoming Projects
 - Strawberry Park Art & Culture
 - Yelkus Park Art & Culture
 - Mural Code
 - Architectural Standards



Travel Oregon Molalla River Corridor Destination Assessment

- Funding & Management: Lead by Clackamas County Tourism through Travel Oregon Grant
- Status: Hub and Spoke Assessment Completed, Initial and Long-Term Projects identified
- Initial Project: Molalla & Molalla River Corridor Recreation Map Development (example attached)
- Additional Projects: See Hub and Spoke Results (attached)

PUBLIC PROJECTS

22-05 [] WTP Tracer Study

Ensures the new Filter addition achieves adequate chlorine contact under OHA Drinking Water Standards. Currently in design with projected completion in FY21-22.

22-04 [] New 2.0 MG Tank at Water Treatment Plant

Provides significant increase in water storage capacity to ensure demand can be met and curtailment can be avoided under reasonable circumstances.

Currently exploring property acquisition needs and availability. No projected completion date currently.

22-03 [] Shaver St at Hwy 211 Repair

Repair performed in-house. Following up with surveying to ascertain right-of-way disposition for full build out in the future.

Projected completion in FY22-23 (surveying only). Full build out TBD based on future circumstances.

22-01 [] Sewer Main Emergency Repair (City Hall Parking Lot)

Project completed in FY21-22, working project closeout.

21-14 [] City Hall Reader Board

Project completed in FY21-22, working project closeout.

21-13 [101-102-5-40-1021] Water Leak Survey and Repairs

Water leak survey complete, most significant water loss issues identified. Leaking water service connections to be repaired under this project, major leak requiring pipe replacement to be corrected under project 21-06.

Projected completion in FY22-23, budget dependent.

21-12 [] New Police Facility

Property acquisition complete, project manager contracted, next step is procuring design architect.

Full project completion projected in FY24-25 depending on funding.

21-11 [] Fox Park Play Equipment Improvements

Equipment procured, preparing procurement documents for installation of equipment and squishy stuff.

Projected completion FY22-23.

21-10 [60] Molalla Civic Center Improvements

Phase I Council Chambers/Courtroom: in construction, projected completion FY21-22.

Phase II ADA improvements: CDBG grant awarded, funding and completion projected for FY22-23.

21-09 [] Chief Yelkus Park

Property Acquisition Complete, design phase in public process with Parks CPC.

Full project completion projected in FY22-23, or early in FY23-24.

21-06 [] Scandia Waterline Replacement

Major water loss project. Procurement Process Complete, start of construction projected in April, 2022.

Projected completion in FY21-22.

21-04 [] City Hall Upstairs Remodel

In construction, more than 70% complete.

Projected completion in FY21-22.

21-03 [] Water CIP Rates and SDC Study

Substantially Completed. Currently updating CIP for all systems to normalize SDC rates and provide appropriate project priorities.

Projected completion FY21-22.

21-02 [] Molalla Forest Road - Park Road

Currently in design, beginning work to reconcile right-of-way and provide aesthetically pleasing design.

Projected completion FY22-23.

20-07 [] Strawberry Park

Equipment procured, preparing procurement documents for sidewalk construction, installation of equipment and squishy stuff.

Projected completion FY22-23.

20-04 [] Shops-Elementary School and WWTP Waterline Replacements

Currently in construction and 90% complete.

Projected completion FY21-22.

20-03 [] Eckerd Ave, 2nd St, Lola Ave Sewer and Water line replacement

High Priority I/I and water loss project under consent decree. Currently in design phase, projected to go out for bid in April 2022.

Projected completion FY22-23.

19-10 [] WWTP Upgrade

30% design report under legal review then going to DEQ for review. Property acquisition being explored and ready for Council review in executive session 4/13/22.

Projected completion FY24-25, subject to change depending on funding availability.

19-09 [] OR 211 / Molalla Signal

Substantially completed. Permanent striping final phase, completion by June of 2022.

Projected completion FY21-22.

18-14 [] City Shops Decant Facility

Currently at 90% design.

Projected completion FY22-23.

17-12 [] Shirley Street Curb Extensions, bulb outs

Currently in design.

Projected completion FY22-23.

17-04 [] Odot OR 211 (OR 213 Ona Way) Walking Pathway

Project completed in FY21-22, working project closeout.

PRIVATE PROJECTS

22-07 [] Cascade Place Apartments

City Civil Design Review in Process.

22-02 [] 501 E Main Street - C Store

Working with ODOT on approach permit, requires widening of OR 211 at store location. Minor Civil for City.

21-15 [] Danson's Waterline and Frontage Improvements

Public/Private partnership to upsize water main on S Molalla Ave from 5th St to Molalla Forest Road, provide frontage improvements along S Molalla Ave, and complete sidewalk and curb from 5th to 7th St. Design 90% complete. Project currently stalled due to PGE dedicated feeder requirement.

21-08 [] 150 Miller

In construction, 90% complete.

21-01 [] Bartell Partition & Development (Patrol Street)

In construction, 90% complete.

20-02 [] 643 N Molalla Ave

In construction, 90% complete.

20-01 [] Colima Apartments

In construction, 90% complete.

19-13 [] Dollar General

In construction, substantially complete, TCO granted.

19-04 [] Cascade Center Commercial Development

Civil improvements substantially complete, finalizing paperwork and public/private partnership elements for upsizing of systems.

18-16 [] Hix Tractor Supply Store

Civil improvements substantially complete, public/private partnership for Toliver RAB contribution.

17-20 [] Sawyer Truck Repair

Beginning construction, awaiting PGE service relocation to begin improvements.

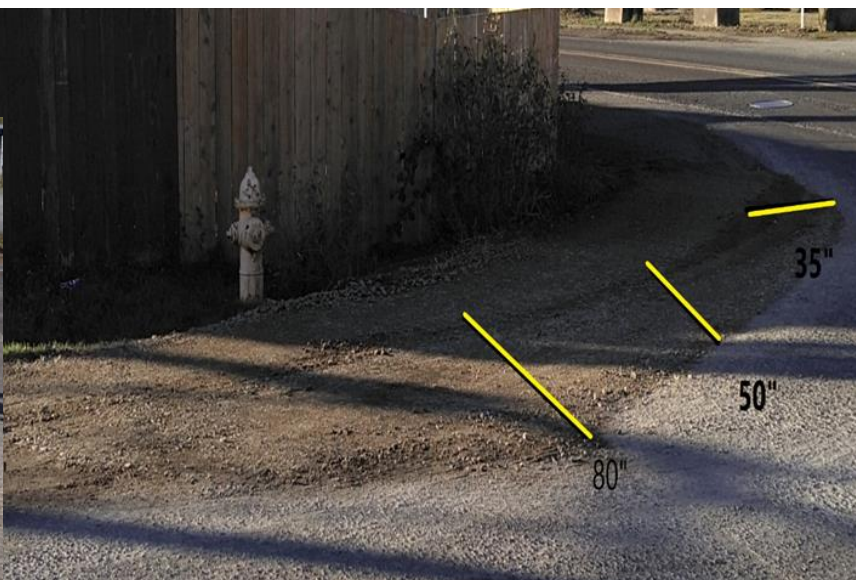
Upcoming Private & Public/Private Projects Projection

1000 W Main St
Scandia on-site water line
Horn of Molalla
220 W Main St
31330 Hwy 213
1522 West Main St

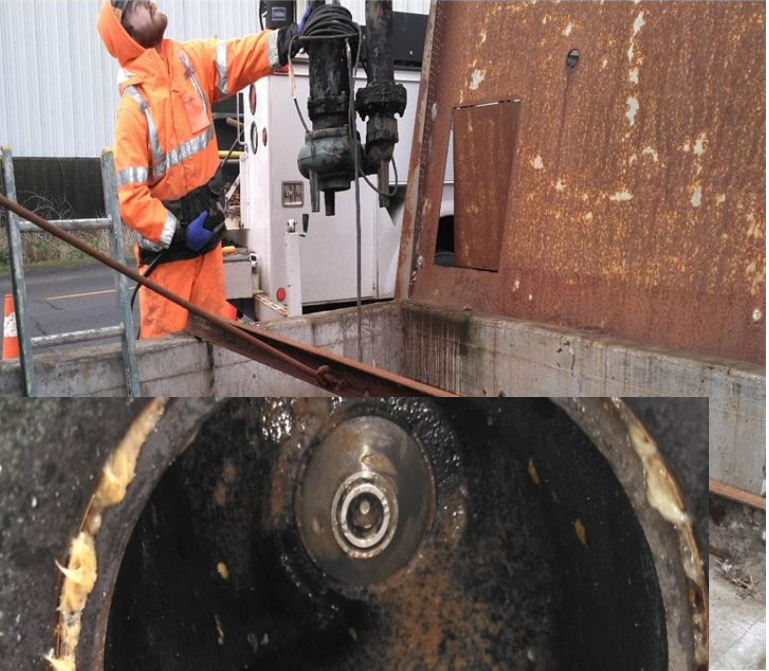
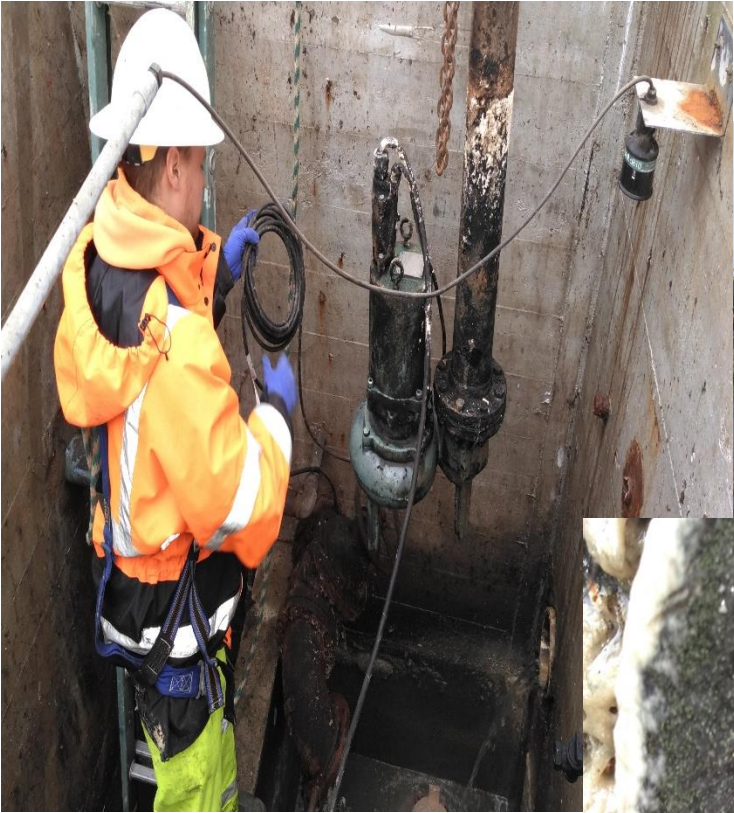
850 W Main St
710 W Main
1400 Fountain Way
814 Toliver
963 W Main
105 S Ona Way

PUBLIC WORKS MAINTENANCE

Shaver & Hwy 211
Utility Crew Preps Shoulder for Asphalt



**Shaver & Hwy 211
Utility Crew Preps Shoulder for Asphalt**



Molalla Utility Crew Members Devin Oei (above), and Wyatt Kylo (above right), pulling the submersible pumps at the South Molalla Lift Station.

Flushable wipes stuck between the volute and impeller (right), this is the greatest contributor to pump fatigue and failure.



City Staff and Engineers meet with US Representative Schrader's Office to discuss funding for the new WWTP



Utility Crew flushing dead end water mains (left).



Public Works Equipment Operators Grading Lowe Rd. (above)

Work In Process

Current Load by Team

Team	Backlog (# of WOs)	Promise Date Performance
Utility Crew	70	99.63%
Wastewater Plant	27	98.04%
Water Plant	19	96.33%
Supervisor	29	90.38%

Current Financial Encumbrances (Open Approved POs by fund) for Operations

Fund	Account#	\$\$
Sewer Fund	106-601-5-*	\$123288.16
Water Fund	105-501-5-*	\$54718.55
Storm Fund	108-801-5-*	\$6656.18
Park Fund	101-106-5-*	\$29779.09
Street Fund	104-401-5-*	\$60940.65

TOTAL		\$275382.6300

Work Complete During Period

2/21/2022 - 3/21/2022

Work Orders Completed (by Fund)

Water	90
Sewer	85
Storm	6
Street	27
Fleet	10
General Parks Facilities	57
Split-Fund Locates	9
Capital	0
Other	29
TOTAL	313

Work Orders Completed (by Team)

Utility Crew	214
Wastewater Plant	53
Water Plant	45
Supervisor	1

