



Community Development Department
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To: Honorable Mayor & City Council

From: Community Development Director, Mac Corthell

Date: May 25, 2022

Re: Monthly Community Development Report

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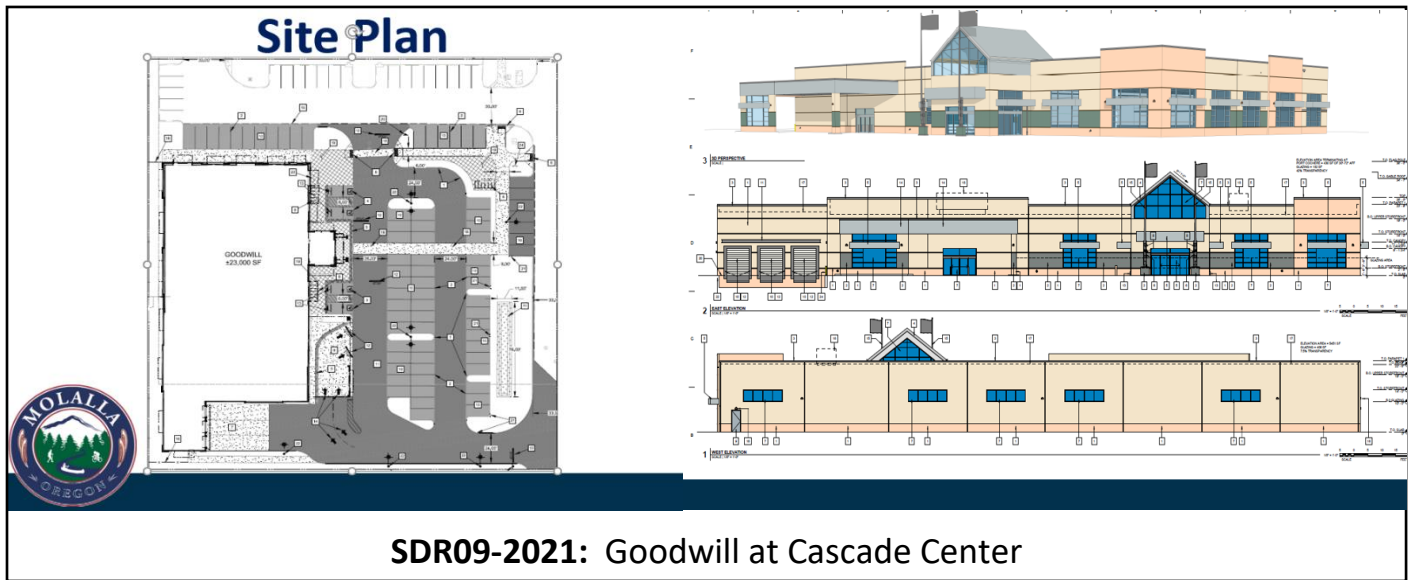
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LAND USE & PERMITTING

<u>New Applications 7/1/21 – 5/24/22</u>	<u>Approvals 7/1/21 – 5/24/22</u>	<u>Open Apps 5/24/22</u>
<ul style="list-style-type: none"> • Type I BP Apps – 30 • Type I Other Apps – 45 • Type II Apps – 2 • Type III Apps New– 13 • Type IV Apps – 2 • Final Plat – 1 • Pre-App Requests - 10 	<ul style="list-style-type: none"> • Type I BP Apps – 22 <ul style="list-style-type: none"> ○ Residential Units – 14 ○ Com/Ind Sq Ft – 4,200 • Type I Other Apps – 50 • Type II Apps – 1 • Type III Apps – 9 • Type IV Apps – 2 • Final Plat – 0 • Pre-Apps Held - 11 	<ul style="list-style-type: none"> • Type I BP Apps – 5 <ul style="list-style-type: none"> ○ Residential Units – 211 ○ Comm/Ind Sq Ft - 0 • Type I Other Apps – 3 • Type II Apps – 1 • Type III Apps – 7 • Type IV Apps – 3 • Final Plat – 4 • Pre-Apps Pending - 0

Significant Land Use Approvals May 2022



Upcoming Land Use Hearings

- Unscheduled, Site Design Review – Drive Through Retail (Bank), Cascade Center
- Unscheduled, Site Design Review – Drive Through Retail (Fast Food), 1522 W Main St
- Unscheduled, Site Design Review – Drive Through Retail (Fast Food), Cascade Center
- Unscheduled, Site Design Review – Gas Station, 710 W Main St
- Unscheduled, Site Design Review – Mobile Food Unit Pod, 1400 Fountain Way

LONG-TERM PLANNING

Housing Needs Analysis and Production Strategy

- Funding: DLCD 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:
 - Technical Advisory Committee Meeting Complete
 - First Survey for Public Outreach Currently Under Review

Upcoming Initiatives

- Parks Master Plan and CIP Update: FY22-23 (depending on budget)
- Stormwater 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 – 5/24/22

- New Complaints - 73
- Open Cases – 30
 - Open Cases Initial Letter - 16

6/1/21 – 5/24/22

- Cases Closed – 39
 - No Violation – 11
 - Compliance – 28
 - Referred - Other Agency – 6

ECONOMIC DEVELOPMENT

Beautification & Culture CPC

- 2022 Molalla Kiosk Art Contest – Contest Closes 5/26/22
 - Submittals on-hand and being photographed
 - Back Side of Kiosk to be complete by 7/4/22
- Mural Code Project
 - Draft code language reviewed by Committee
 - Final proposed edits due on 6/28/22
 - Next Steps – To Planning Commission for Review at July or August PC Meeting.
- Wayfinding and Gateway Signage
 - Currently reviewing example plans from other communities
- Upcoming Projects
 - Strawberry Park Art & Culture
 - Yelkus Park Art & Culture
 - Architectural Standards



Travel Oregon Molalla River Corridor Destination Assessment

- Funding & Management: Lead by Clackamas County Tourism through Travel Oregon Grant
- Initial Project: Molalla & Molalla River Corridor Recreation Map Development
- Status:
 - Hub and Spoke Assessment Completed, Initial and Long-Term Projects identified
 - Map Action Team Volunteers Identified
 - First Action Team Meeting – Early June 2022

PUBLIC PROJECTS

New Public Projects

22-15 [] Mercury TMDL Implementation Plan

This project will bring our current Total Maximum Daily Load plan into compliance with new Mercury regulations.

22-14 [] ODOT ADA Ramps on Hwy 211

This project was implemented to track ODOT's work on OR-211 and to track any work that City Crews end up having to do in association with the new ramps/sidewalks.

22-12 [] RWUP Update for New Coleman Field

Provides permitting of additional space for recycled water disposal through field irrigation.

Ongoing Public Projects

22-10 [] WWTP Interim Capacity Determination

This project will remain ongoing until the new plant is close to complete. Allows city staff to track capacity issues with existing plant and track how they are reconciled when they occur.

22-05 [] WTP Tracer Study

First phase testing complete, some issues noted with contact time for 1.2mg tank. Re-testing scheduled for Fall.

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

Staff reaching out to appraiser and property owner in order to determine FMV of any land acquisition which is phase 1 of this project.

21-13 [] 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 on order, construction expected May-June 2022. Projected completion FY21-22.

21-10 [] Molalla Civic Center Improvements

Phase I Council Chambers/Courtroom: Substantially Complete, awaiting kickplates.
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 on order, construction expected May-June 2022.
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 Approved. Staff preparing to apply for USDA financing. Public meeting on USDA application scheduled for 6/8/22 CC Meeting.
Projected completion FY24-25, subject to change depending on funding availability.

19-09 [] OR 211 / Molalla Signal

Substantially completed, working through punch list items.
Projected completion FY21-22.

18-14 [] City Shops Decant Facility

Currently at 90% design.
Projected completion FY22-23.

18-08 [] OR213/Toliver Roundabout

Pre-Design and Conflict Resolution underway. Expected start of construction March-April 2023.

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

Currently in design.
Projected completion FY22-23.

Recently Completed Public Projects

22-03 [] Shaver St at Hwy 211 Repair

Repair performed in-house; project complete.

22-06 [] CIP Update & SDC Fee Recalculation 2022

Project complete, new CIP and SDC's passed by Council at 4/27/22 CC Meeting.

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 complete.

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

Project Completed in FY21-22, working project closeout.

17-04 [] Odot OR 211 (OR 213 Ona Way) Walking Pathway
Project completed in FY21-22, working project closeout.

PRIVATE PROJECTS

New Private Projects

22-13 [] Goodwill

Awaiting submittal of civil design plans. Relatively minimal due to shovel ready lots at Cascade Center.

22-11 [] River Meadows Subdivision (Horn of Molalla)

Corrections on first review out, awaiting resubmittal.

22-09 [] 1000 W Main St. Multifamily

Corrections on first review out, awaiting resubmittal.

Ongoing 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

Project stalled due to PGE dedicated feeder requirement.

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

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.

Recently Completed Private Projects

20-02 [] 643 N Molalla Ave

In warranty period.

21-08 [] 150 Miller

In warranty period.

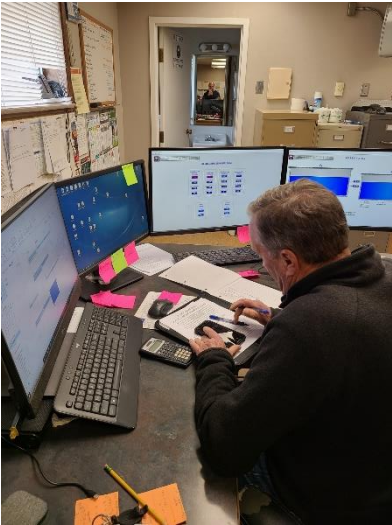
PUBLIC WORKS MAINTENANCE



Left: Utility Crew Repairing the Irrigation at the Civic Center.



Right: Crew putting the Finishing Touches on the Shops Water Line Project.



Left: The Cities Engineering Team Performing Calculations at the Water Treatment Plant for the Contact Tracer Study, Phase 1.

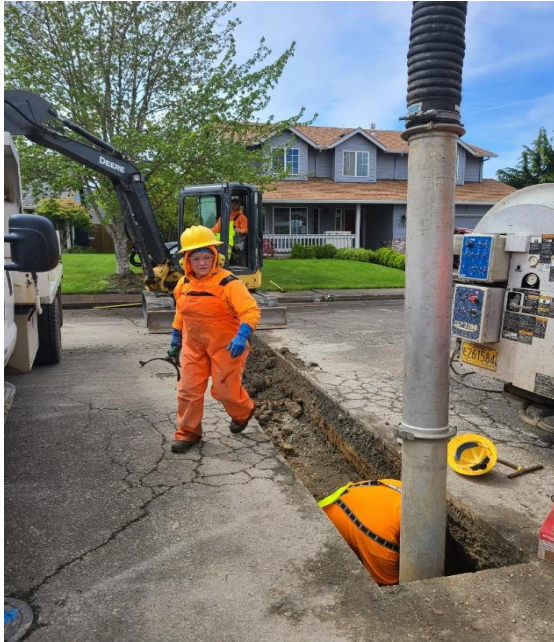


Right: Spring Flushing and Hydrant Exercising



Left: Construction Crews Demo the Old Playground Equipment and Prepare the Site for its Fresh Equipment Upgrades.

Right: Public Works Crews Pressure Washing the Splash Pad, getting ready for the May 31st Launch.



Left: Utility Crew Members Replaced Failed Copper Water Line Service and Mainline Saddles in Big Meadow.

Work Complete During Period

4/26/2022 - 5/24/2022

Work Orders Completed (by Fund)

Water	101
Sewer	45
Storm	5
Street	28
Fleet	7
General__parks_facilities_ect	140
SplitFund__locates_etc	20
Capital	1
Other	22

TOTAL	369

Work Orders Completed (by Team)

Utility_Crew	298
Wastewater_Plant	23
Water_Plant	48
Supervisor	0
Corrective_Action	0
Deep_Backlog	0
Code_Enforcement_Complaint	0

TOTAL	369

Work In Process

Current Load by Team

Team	Backlog (# of WOs)	Promise Date Performance
Utility Crew	73	99.85%
Wastewater Plant	28	97.90%
Water Plant	13	96.47%
Supervisor	32	96.67%

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

Fund	Account#	\$\$
Sewer Fund	106-601-5-*	\$87407.1
Water Fund	105-501-5-*	\$70895.84
Storm Fund	108-801-5-*	\$5530
Park Fund	101-106-5-*	\$25068.23
Street Fund	104-401-5-*	\$29117.98

TOTAL		\$218019.1500

Work Orders Completed By Fund

