



Community Development Department
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To: Honorable Mayor & City Council

From: Community Development Director, Mac Corthell

Date: August 24, 2022

Re: Monthly Community Development Report

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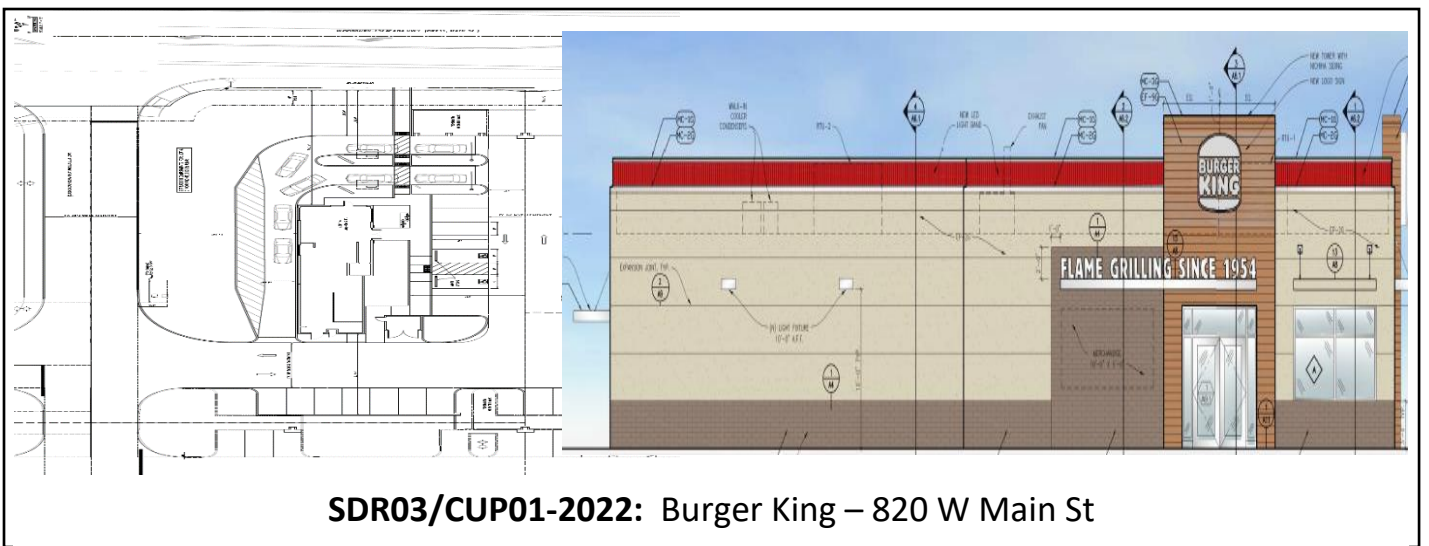
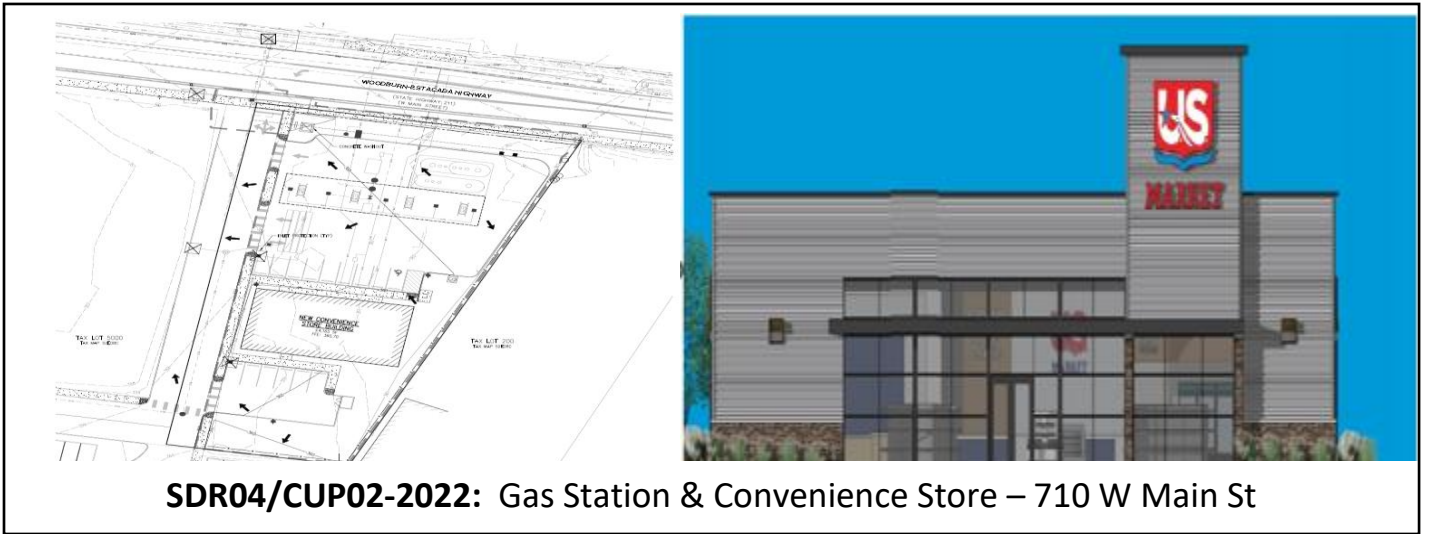
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LAND USE & PERMITTING

Planning and Land Use Application Statistics

<u>New Applications 7/01/21 – 8/15/22</u>	<u>Approvals 7/01/21 – 8/15/22</u>	<u>Open Apps 8/15/22</u>
<ul style="list-style-type: none"> • Type I BP Apps – 42 • Type I Other Apps – 83 • Type II Apps – 4 • Type III Apps New– 14 • Type IV Apps – 2 • Final Plat – 1 • Pre-App Requests - 13 	<ul style="list-style-type: none"> • Type I BP Apps – 30 <ul style="list-style-type: none"> ○ Residential Units – 74 ○ Com/Ind Sq Ft – 52,340 • Type I Other Apps – 81 • Type II Apps – 2 • Type III Apps – 9 • Type IV Apps – 2 • Final Plat – 0 • Pre-Apps Held - 12 	<ul style="list-style-type: none"> • Type I BP Apps – 7 • Type I Other Apps – 4 • Type II Apps – 2 • Type III Apps – 8 • Type IV Apps – 3 • Final Plat – 5 • Pre-Apps Pending - 4

Significant Land Use Approvals July & August 2022



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.
- Status:
 - Request for Proposals from Consultants – Complete
 - Consultant Selection & Contracting – Complete
 - Housing Needs Analysis
 - Draft HNA Reviewed & Returned to Consultant for Editing
 - Housing Production Strategy
 - Public Outreach – Surveys on Molalla Current
 - Public Outreach – Townhall Scheduling

Upcoming Initiatives

- Parks Master Plan and CIP Update: Funded for FY22-23
- Stormwater Master Plan and CIP Update: Funded for FY22-23
- Employment Land Needs Analysis: Reviewing Funding Options
- Emergency Management Plan Update: Reviewing Funding Options

CODE ENFORCEMENT

6/1/21 – 8/15/22

- New Complaints - 97
- Open Cases – 41
 - Open Cases Initial Letter - 31

6/1/21 – 8/15/22

- Cases Closed – 47
 - No Violation – 11
 - Compliance – 28
 - Referred - Other Agency – 14

ECONOMIC DEVELOPMENT

Beautification & Culture CPC

- **2022 Molalla Kiosk Art Contest – Complete, Art Installed on Kiosks!**
- **Mural Code Project**
 - B & C Committee Preparing to bring draft Mural Code to Staff for Review and Processing
- **Upcoming Projects**
 - Strawberry Park Art & Culture
 - Yelkus Park Art & Culture
 - Wayfinding and Gateway Signage
 - Architectural Standards

Travel Oregon Molalla River Corridor Destination Assessment

- Destination Assessment Complete
- Several Short, Medium, and Long-term projects Identified

- Project 1 – Outdoor/Recreation Destination Map
 - Working with Mt. Hood Territory (Clack Co), Travel Oregon, and a local action team to develop map inputs.
 - Travel Oregon to pay for first run printing and stocking of map product, as well as development!

Molalla Enterprise Zone Expansion

- All notices to taxing districts complete.
- Required Public Hearing complete 5/25/22.
- Port of Portland concurrence complete.
- Clackamas County adoption complete.
- City of Molalla adoption complete.
- Next Steps:
 - Finalize E-Zone Expansion with Business Oregon

PUBLIC & PRIVATE INFRASTRUCTURE PROJECTS

	ProjectNumber	ProjectName	Description	Status Review by PW Manager 8/23/22
NEW!	22-26	<i>Establishing a temperature allocation for Molalla in the Willamette TMDL</i>	During the first writing of the Total Maximum Daily Loading for Oregon the City of Molalla was not afforded a temperature allocation for summer use of the Molalla River. Beginning in January 2023 the DEQ is re-evaluating these rules. This project tracks the City's work as a stakeholder to petition the State for its temperature allocation like those afforded to most other Cities in Oregon.	Purchase Order released 8/22/22
NEW!	22-25	<i>City Hall Police Dept HVAC emergency replacement</i>	This project replaces undersized HVAC Units serving the Molalla Police Dept which causes high heat hazards in the workspace.	Construction in progress
NEW!	22-24	<i>Water distribution system pressure zoning and PRV installation</i>	This project will split the distribution system into one high and one low pressure zone by adding pressure reducing valves at two locations within the City. The purpose of this project is to bring pressures into the normal 80-90 psi range from their current 100-110 psi range, which is causing excess water loss and main line breaks as the system ages. This project is part of a wholistic management strategy for ensuring the town's water supply over the next 20-year horizon.	Awaiting Task Order from Engineer
NEW!	22-23	<i>Fifth Street duplex with</i>	Duplex located on 5th street with storm and frontage improvements	In Civil Plan Review

*storm and alley
improvements*

NEW!	22-22	<i>On Call Paving Services (Road maintenance resurfacing program)</i>	Contractor capable of Chip Seal, grind-and-inlay, leveling layer and overlay, crack seal, and dig out-replace options.	Contract being reviewed by Legal Team
NEW!	22-21	<i>Section St rehabilitation</i>	Repair of failing truck route road; spot fixes of old steel water line; stormwater improvements to match.	A slow burning project, we hope to have shovel ready plans within the next year and be able to launch this project if federal or state money becomes available.
NEW!	22-20	<i>Toliver at Trinity Estates, mainline replacement</i>	180 ft of 12" C-200 Plastic pipe ruptured on 7/28 resulting in system wide loss of pressure and a boil water notice. This file is to handle replacement of the broken section with C-900, including chlorination and pressure testing.	This was the cause of the boil water notice the other week. A contract was offered on 8/22/22, awaiting contractor signature.
NEW!	22-19	<i>Molalla Forest Road resurfacing and reopening</i>	This project looks at reopening Molalla Forest Road, a high priority from the master plan, at a reduced initial cost by allowing for a modified cross-section that takes advantage of the existing infrastructure.	Awaiting task order from engineer.
NEW!	22-18	<i>Wooden streetlight pole replacements (with PGE option A)</i>	27 old wood laminated street light posts installed as option B over the years have been condemned by PGE inspection reports. This project replaces them with composite option A posts and new LED lamps.	PGE has already begun replacing these poles.
NEW!	22-17	<i>Sewer pipe lining 2022 (Toliver, S. Molalla)</i>	Slip lining of concrete pipe that has no gaskets and is known to be contributing to inflow and infiltration	We completed the lining on Toliver and are now working with executive staff to determine how procurement must be done for the next section on S. Molalla, which was identified during the heavy rains this spring.
	22-16	<i>Coffee shop (31330 OR 213)</i>	New Retail Store	In Civil Plan Review.

22-15	<i>Mercury TMDL implementation plan</i>	DEQ has listed the City of Molalla as a "designated management agency" under the new 2019 Total Maximum Daily Loading Implementation Plan approved by the US EPA for Mercury Loading. This project updates the City's procedures and strategies for achieving compliance.	Before Council August 24th.
22-14	<i>ODOT ADA Ramps along HWY 211</i>	ODOT rebuilding ADA ramps along HWY 211	
22-13	<i>Goodwill</i>	A new store for Cascade Center. Plans being reviewed by staff.	In Civil Plan Review.
22-12	<i>RWUP Update for new Coleman Field</i>	A new field for irrigating recycled water. There will be a public process associated with this project, and it will be completed in conjunction with the new Wastewater Plant's NPDES permit process.	This work has not been released yet, timing will depend on the WWTP Project and the flow of public participation.
22-11	<i>River Meadows subdivision</i>	The Horn of Molalla	Under Construction. Staff worked diligently with the contractor to ensure haul routes through local neighborhoods are protected.
22-10	<i>WWTP interim capacity determination</i>	The WWTP Master Plan is now four years old and the City needs to ensure the assumptions from the plan are still accurate. This study will also be used as a baseline for development to study their impacts to the system until the new plant can be constructed.	Several new requests for Statements of Capacity are under review by our engineering team.
22-09	<i>1000 W. Main St (Affordable apartments)</i>	SDR07-2021 brings affordable apartments to the west side of town.	Construction in progress. Staff is working exploring ways to participate in frontage improvements along the north side of HWY 211.
22-08	<i>Planning Consultant</i>	Development proceeds at a rapid pace and this consultant temporarily expands City staff's planning capacity. This is necessary to ensure the City meets statutory timeliness requirements.	
22-07	<i>Cascade Place Apartments</i>	214 new apartments behind Grocery Outlet.	Construction in progress

22-05	<i>WTP tracer study</i>	Drinking water from the Molalla river is Disinfected prior to being sent to town for distribution. To ensure adequate disinfection, the Oregon Health Authority regulates how much time raw water must be in contact with chlorine to be effective. This study ensures that the new filter addition achieves adequate contact time.	This important study has been placed on hold until this winter when another round of testing can be performed.
22-04	<i>New 2.0 MG tank at Water Treatment Plant</i>	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.	Council is working on these details in executive session.
22-02	<i>501 E Main Street - C Store</i>	Change in use with frontage improvements along OR-211	
21-16	<i>Housing needs and production DLCD Grant</i>	A statutory requirement and the first step in the process of discussing UGB expansion.	
21-15	<i>Danson's waterline and frontage improvements</i>	NULL	This project has been canceled, but the City did receive plans for some portions which constitute a near shovel-ready project and is working on the best way to make use of them.
21-13	<i>Water leak survey and repairs</i>	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.	This project is shovel ready, awaiting opportunity funding from federal or state resources.
21-12	<i>New police facility</i>	Property acquisition complete, project manager contracted, next step is procuring design architect. Full project completion projected in FY24-25 depending on funding.	The Police Dept began with a deep introductory symposium with the architect this month.
21-10	<i>Molalla Civic Center improvements</i>	Facilitates the move of Planning, Engineering, and Public Works to the Civic Center, and provides space for Council, Court, and Planning Commission.	Ongoing.

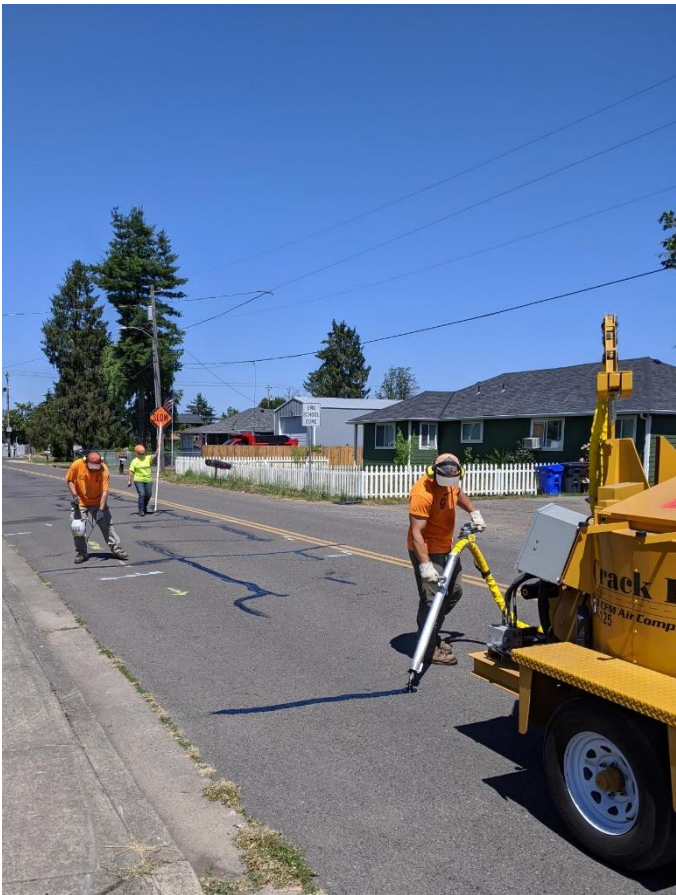
21-09	<i>Chief Yelkus Park</i>	A new park for the west side of town. Property acquisition complete, design phase in public process with Parks CPC. Full project completion projected in FY22-23, or early in FY23-24.	The City is concerned about wetland delineation for this project and discussing alternatives paths moving forward.
21-02	<i>Molalla Forest Road - park road</i>	A significant connectivity project: working to reconcile right-of-way and provide aesthetically pleasing access road for vehicles, bikes, and pedestrians, to the new Chief Yelkus Park, Bear Creek Subdivision, and the walking bridge to highway 211.	This project is awaiting a task order from the engineer.
21-01	<i>Bartell Partition & Development (Patrol Street)</i>	Partition 704 Patrol Street into three buildable lots and construct 2 - duplex and 1 - SF Home	
20-07	<i>Strawberry Park</i>	A new younger-age park on Mary Drive.	This project was supposed to be completed Monday 8/21, but contractor was delayed because they ran out of purple dye. It should be no later than Friday before we are able to open this park.
20-03	<i>Eckerd Ave, 2nd St, Lola Ave sewer and water line replacement</i>	High priority I&I and water loss project under consent decree. Replacement project for an older part of town. This project will include brief water service shutdowns which shall be coordinated in advance. Local traffic will be unaffected, but we recommend thru traffic use alternate routes.	This contract has been awarded, we are awaiting the contractor to mobilize.
20-01	<i>Colima Apartments</i>	Apartment complex	
19-10	<i>WWTP upgrade</i>	Increases sewer capacity for the town from 3800 EDU to 5400 EDU.	The USDA who is supplying the funding has asked for a more extensive assessment of several federal requirements. These have been initiated by the City, and at this time the USDA is not concerned about the timing of these reports affecting underwriting, which we should see in early October.
19-04	<i>Cascade Center commercial development</i>	Multi - commercial development	

18-16	<i>Hix Tractor Supply store</i>	New retail store	A mistake in elevations between the new creek culvert and the existing sewer line has resulted in the need to adjust the plan, but the project is still expected to be completed on time.
18-14	<i>City Shops decant facility</i>	This project is a substantial portion of the City's TMDL implementation plan, including the new Mercury Rule. The decant facility will provide the City with a point source from which it can manage its stormwater effluent in compliance with the Clean Water Act.	Construction in progress.
18-08	<i>OR 213 / Toliver roundabout</i>	The first roundabout in ODOT Region 1, this project will bring much needed safety improvements to one of the most dangerous intersections in Oregon.	The City has been forced to launch a new unforeseen project to move water and sewer line conflicts with the new roundabout. The work will be designed by the City and performed by ODOT. Funding is being organized. Other than this detail, no significant delays are currently expected. Design acceptance will be in November, and bidding in January 2023.
18-04	<i>Biosolids removal</i>	An ongoing daily effort, as part of converting the current lagoons to clean effluent storage ponds for the new wastewater plant.	Ongoing.
18-02	<i>Dyer miscellaneous development review and general engineering</i>	The Engineer of Record for the City reviews development civil plans. The costs associated are recovered by review fees.	Ongoing.
17-20	<i>Sawyer Truck Repair</i>	Diesel repair shop with frontage improvements along Toliver Rd.	In Work.
17-12	<i>Shirley Street curb extensions, bulb outs</i>	This project will adjust the aggressive curb extensions that were installed as part of Clark Park Phase 4. The intent is to allow School Bus and Fire Truck traffic an easier time navigating the intersection.	Two of the curb extensions have been removed, the third will follow in the coming weeks.

PUBLIC WORKS MAINTENANCE 8/23/2022



Utility crew crack sealed 1.3 lane miles applying 2250 lbs of sealent. This should add 5 to 10 years to the asphalt life.





Above: City crew potholing water main for design of the Toliver roundabout.

Below: Public Works utility crew uncovering buried water valves on Hwy 213.





Above: Lining a section of Toliver sewer main with cured-in-place pipe.

Below: The before and after results. This is virtually a new pipe installed at a fraction of the cost of open road replacement. Additional I&I issues are being repaired with this same technique in the near future.



Below: Shirley St Curb Extensions being widened by Maintenance staff and Concrete Contractor.

