



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

To: Honorable Mayor & City Council
From: Community Development Director, Mac Corthell
Date: December 14, 2022
Re: Monthly Community Development Report

Table of Contents

LAND USE & PERMITTING 1
LONG-TERM PLANNING 2
CODE ENFORCEMENT 3
ECONOMIC DEVELOPMENT..... 4
PUBLIC & PRIVATE INFRASTRUCTURE PROJECTS 5
PUBLIC WORKS MAINTENANCE 10

LAND USE & PERMITTING

Planning and Land Use Application Statistics:

New Apps 7/01/22 – 11/21/22

- Type I BP Apps – 9
- Type I Other Apps – 57
- Type II Apps – 4
- Type III Apps New– 0
- Type IV Apps – 1
- Final Plat – 0
- Pre-App Requests - 9

Approvals 7/01/22 – 11/21/22

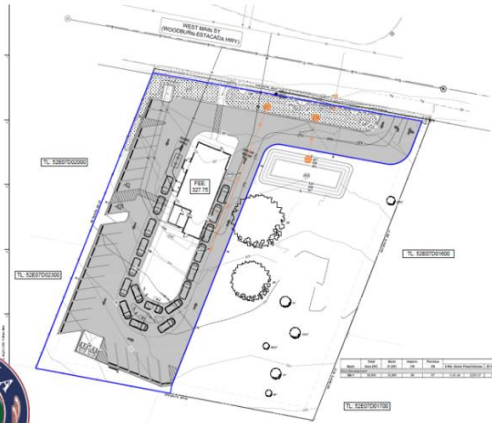
- Type I BP Apps – 11
 - Residential Units – 212
 - Com/Ind Sq Ft – 0
- Type I Other Apps – 51
- Type II Apps – 1
- Type III Apps – 6
- Type IV Apps – 0
- Final Plat – 0
- Pre-Apps Held - 7

Open Apps 12/14/22

- Type I BP Apps – 6
- Type I Other Apps – 3
- Type II Apps – 4
- Type III Apps – 0
- Type IV Apps – 1
- Final Plat – 4
- Pre-Apps Pending - 3

Significant Land Use Approvals November/December 2022:

Site Plan

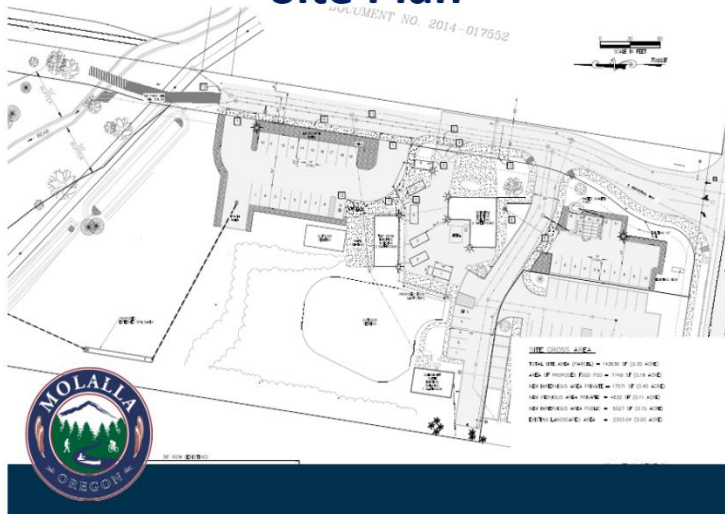


Building Design



SDR02-2022/CUP04-2022 – Dairy Queen – 1522 W Main St

Site Plan



Site Location



SDR05-2022/CUP03-2022 – Mobile Food Pod – 1400 Fountain Way

Legislative Amendments In-Process:

- Mural Code – PC Review Completed 11/2/22
 - Staff incorporating comments and revising for presentation to City Council
- Sidewalk Code – Staff initiated risk review for public sidewalks
 - Feedback received from City Attorney's Office on 12/7/22
 - City Attorney's Office drafting code amendments to ensure the greatest protection against liability under the law
- Public Parking Lots - Council reviewed current regulations and directed staff to amend
 - Third priority in legislative amendments, no drafting work done yet

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:
 - Housing Needs Analysis
 - Proposed Final Draft Incorporating Comments from Technical Advisory Committee Received and Under Final Review by City Staff.
 - Housing Production Strategy
 - Public Outreach – Survey on Molalla Current
 - Public Outreach – Townhall Scheduling

Urban Growth Boundary

- Sequential Expansion
 - Requires DLCD to approve a work plan that results in UGB expansion to meet 20-year land need.
 - Work plan to be developed and adopted after Housing Needs Analysis
 - Work plan will include:
 - Adoption of measures to meet 20-year housing land need/Housing production strategies
 - Employment opportunities analysis
 - Assessing growth potential of land contiguous to current UGB
 - Identifying land to be included in new UGB to meet 20-year land need

Upcoming Long-Term Planning Initiatives:

- Parks Master Plan – Beginning in FY22-23 (current year) and expected completion in FY23-24
- Stormwater Master Plan – Beginning in FY22-23 (current year) and expected completion in FY23-24

Completed Projects:

2022 DLDC Class on UGB expansion presented at joint PC/CC meeting on 11/16/22
2022 Updated all Land Use & Permitting Forms, Made Fillable, and Organized on Website
2022 Provided Land Use & Permitting class to Realtors Association

CODE ENFORCEMENT

Code Case Statistics:

<u>7/1/22 – 12/14/22</u>	<u>7/1/22 – 12/14/22</u>
<ul style="list-style-type: none">• New Complaints - 41• Current Open Cases – 51<ul style="list-style-type: none">○ Open Cases Initial Letter - 35	<ul style="list-style-type: none">• Cases Closed – 24<ul style="list-style-type: none">○ No Violation – 4○ Compliance – 8○ Referred - Other Agency – 12

Neighborhood Livability Program:

- The NLP has been focused on due diligence and foundation work for a potential Code Services Officer
 - The position is under review by Finance and, if financially viable, will be presented to the City Council for approval or denial as the Council sees fit.

ECONOMIC DEVELOPMENT

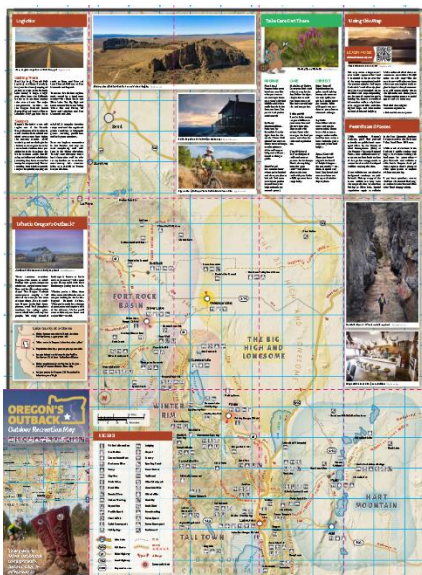


Completed Projects:

- 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

Beautification & Culture CPC:

- **Mural Code Project**
 - Draft provided to Planning Staff
 - PC reviewed at 11/2/22 PC Meeting
 - Staff working final draft for Council review and approval/denial!
- **2023 Clackamas County Cultural Coalition Grant Application**
 - Members of the CPC submitted grant application to purchase Winter themed banners for Downtown!
 - See Example banners to the right →



Travel Oregon Destination Ready Action Project:

- Map product is partially developed, final review expected in January – February in 2023!
- **This project made possible by our partners:**
 - 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

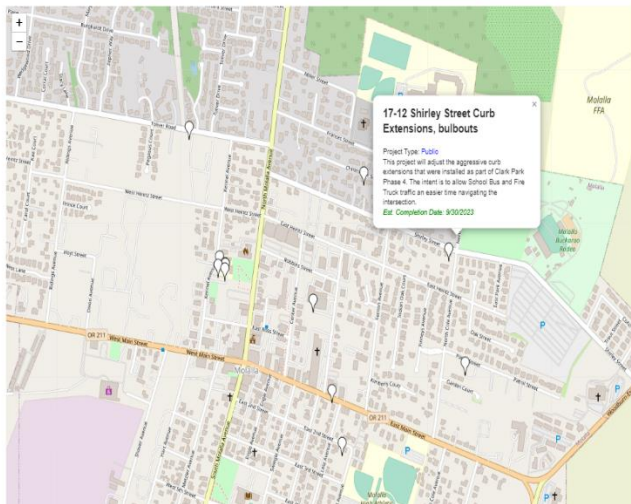
New Public Facing Project Map on the Current!

The new project map is live! PW Div Mgr, Andy Peters, developed this map product and worked closely with the City's various digital hosting and platform partners to get this thing out to the public. Please help spread the word that it's here!

Public Improvement Projects Map



This page provides an interactive project map with flags for each public project currently underway in Molalla. Hovering over a project flag will provide more information, and the 'Questions' tool below can be used to ask project related questions.



Current Public Projects



Housing Needs Analysis & Production Strategy

Determines the types and amounts of housing in Molalla, informs on the Urban Growth Boundary.

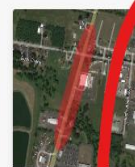
[View Project](#)



Molalla's Water System

Learn about the system, the projects, the plans, and ask your questions!

[View Project](#)



OR-213 Improvement Projects

Traffic Impacts and Information on the improvement projects along OR-213.

[View Project](#)



Public Improvement Projects Map

This page provides an interactive project map with flags for each public project currently und...

[View Project](#)

New Projects

22-34 Engineering Process Development **New!**

This project is aimed at modernizing the City's Engineering process to meet the needs of future development up to the 25,000 population mark.

22-33 Clark Park Sports Field Improvements **New!**

This project will perform due diligence and design work for potential sports field complex at Clark Park. This does not mean the city will certainly be building fields at Clark Park, but will weigh the costs and benefits of potential sports field development.

22-32 Parks Master Plan **New!**

This project will update the city's outdated parks and trails master plan. The planning process will utilize community input to identify park improvement projects that will continue to improve the city's parks system in an orderly, community focused manner. Additionally, the new plan may carry recommendations for code amendments to ensure the city is obtaining sufficient parkland to serve the growing populace.

22-31 Stormwater Master Plan **New!**

This project updates the city's outdated stormwater master plan in order to meet the lifecycle best practices of master planning (current plan adopted in 2003), new regulatory requirements (Mercury TMDL), and identify projects

to cure trouble stormwater management areas (flooding areas) and continue to grow the city's stormwater infrastructure in a methodical/orderly fashion.

22-30 WWTP Aeration Bypass Engineering **New!**

This project constitutes the planning and execution of the Aeration Basin Bypass due to failure of its asphalt lining in October 2022.

22-29 Water Intake Structure Reconstruction **New!**

In 1995 a new water intake structure was built for Molalla intended to meet the needs of the community for the next 30 years. The following year there was a flood that wiped out the new structure. An emergency intake structure was built just downstream, which has been in service ever since. However, the River has slowly moved to the South, leaving this Emergency intake without the ability to adequately ensure access to drinking water. This Project will move the intake back upstream, and deeper into the water, in such a way that future movements of the river will have a low risk of affecting its ability to function. This project requires DHS, Army Corps, and DEQ Review.

22-28 Wellhead Evaluation and Aquifer Storage and Recovery (ASR) Feasibility Study **New!**

This project is part of the comprehensive look at the City's Drinking Water Source, along with the Water Intake Structure and New 2.0 MG Reservoir projects. The Well owned by the City will be TV inspected, pumped clean and tested, and if viable, be explored as an underground aquifer that can be used for ASR, which is a technique of storing water underground during winter months for summer use. A successful ASR well would provide a secondary water source for the City. The City is also applying for Grants to assist with the costs of these studies, which will be tracked with this Project Number.

Open Projects & Goals for FY22-23:

22-34 Engineering Process Development

Goal: Begin in FY22-23, complete in FY23-24

22-33 Clark Park Sports Fields Improvement

Goal: On hold for completion of Parks Master Plan

22-32 Parks Master Plan

Goal: Begin in FY22-23, complete in FY23-24

22-31 Stormwater Master Plan

Goal: Begin in FY22-23, complete in FY23-24

22-30 WWTP Aeration Bypass Engineering

Goal: (Emergency Project) Assess options, Develop Plan, Budget, Reassess

22-29 Water Intake Structure Reconstruction

Goal: Task Order, Begin Preliminary Engineering Work

22-28 Wellhead Evaluation and Aquifer Storage & Recovery Feasibility Study

Goal: On hold, begin wellhead assessment in FY23-24

- 22-27 Summer Irrigation Capacity Expansion Plan
Goal: Finalize Plan
- 22-26 Establishing a Temperature Allocation for Molalla in the Willamette TMDL
Goal: Consultant Assisting – Provide Comment on all Rule Making
- 22-24 Water Distribution System Pressure Zoning and PRV Installation
Goal: Complete Design
- 22-23 Fifth Street Duplex with Storm and Alley Improvements
Goal: Private Project
- 22-22 On Call Paving Services (Road Maintenance Resurfacing Program)
Goal: Contract for 5-year Paving Agreement
- 22-21 Section St Rehabilitation
Goal: On-hold for Engineering and Staff Capacity
- 22-19 Molalla Forest Road Resurfacing and Reopening
Goal: On hold for Engineering and Staff Capacity
- 22-18 Wooden Streetlight Pole Replacements (with PGE Option A)
Goal: N/A Tracking Only
- 22-17 Sewer Pipe Lining 2022 (Toliver, S. Molalla)
Goal: Complete Project
- 22-16 Coffee Shop (31330 OR 213)
Goal: Private Project
- 22-14 Odot ADA Ramps along HWY 211
Goal: N/A Tracking Only
- 22-13 Goodwill
Goal: Private Project
- 22-12 RWUP Update for New Coleman Field
Goal: On hold awaiting plan completion from project 22-27

- 22-11 River Meadows Subdivision
Goal: Private Project
- 22-09 1000 W. Main St (Affordable Apartments)
Goal: Private Project with Public Contribution for upsized improvements
- 22-07 Cascade Place Apartments
Goal: Private Project with Public Contribution for upsized improvements
- 22-04 New 2.0 MG Tank at Water Treatment Plant
Goal: Property Acquisition
- 22-02 501 E Main Street - C Store
Goal: Private Project
- 21-10 Molalla Civic Center Improvements
Goal: Phase I Complete, Awaiting CDBG Grant for FY23-24
- 21-09 Chief Yelkus Park
Goal: Finalize Design, get engineered cost estimates
- 21-02 Molalla Forest Road
Goal: Finalize Design
- 21-01 Bartell Partition & Development (Patrol Street)
Goal: Private Project
- 20-07 Strawberry Park
Goal: Complete
- 20-03 Eckerd Ave, 2nd St, Lola Ave Sewer and Water line replacement
Goal: Complete
- 20-01 Colima Apartments
Goal: Private Project
- 19-10 WWTP Upgrade
Goal: Complete Design, Secure Funding, Out for Bid

- 19-04 Cascade Center Commercial Development
Goal: Private Project with Public Contribution for upsized improvements
- 18-16 Hix Tractor Supply Store
Goal: Private Project
- 18-08 OR 213 / Toliver Roundabout
Goal: Complete Design Conflicts, Fund Conflict Resolution, Public Information Campaign
- 18-04 Biosolids Removal
Goal: Remove as much as possible without upsetting treatment process
- 17-20 Sawyer Truck Repair
Goal: Private Project
- 17-12 Shirley Street Curb Extensions
Goal: Complete

Completed Projects:

- 22-25 City Hall Police Dept HVAC Replacement (Emergency)
- 22-20 Toliver at Trinity Estates Water Main Replacement, and Sidewalk Improvement
- 22-15 Mercury TMDL Implementation Plan
- 22-10 WWTP Interim Capacity Determination – Balancing the need for development with existing WWTP Capacity
- 22-06 CIP & SDC Update
- 22-03 Shaver St. @ OR-211 Repair
- 22-01 City Hall Sewer Main Repair (Emergency)
- 21-14 City Hall Reader Board
- 21-11 Fox Park Play Equipment Improvements
- 21-08 150 Miller St – private development
- 21-06 Scandia Waterline Replacement

- 21-04 City Hall Upstairs Remodel
- 21-03 Water CIP Rates and SDC Study
- 20-05 Clark Park Pathway
- 20-04 Shops/WWTP/Elementary School Waterline
- 20-02 643 N Molalla Ave – private development
- 19-13 Dollar General – private development
- 19-09 OR 211 / Molalla Signal
- 19-07 Molalla Forest Road Bridge Phase II
- 18-14 City Shops Decant Facility
- 17-15 WTP Filters and Telemetry
- 17-04 ODOT, OR-211 Bike/Ped path

PUBLIC WORKS MAINTENANCE

***New Public Works Utility 1
Worker Hired!***

***Please help City Staff in
welcoming Brandon Lamm to
the team!***

***Brandon is already working and
learning with Molalla Public
Works, he brings with him an
old-fashioned work ethic, and
experience working with public
utilities.***





There's a new sidewalk in town!

After PW Maintenance Crews spent several hours mitigating the water main break at Toliver and Leroy, they also managed the replacement and brought to management's attention the need for a sidewalk in this location.



Long Park – Public Works Crews assist a Contract Arborist in removing two dead – dangerous – trees from Long Park on Wednesday 12/4/22