



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: October 26, 2022
Re: Monthly Community Development Report

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LAND USE & PERMITTING

Planning and Land Use Application Statistics:

<u>New Apps 7/01/22 – 10/17/22</u>	<u>Approvals 7/01/22 – 10/17/22</u>	<u>Open Apps 10/17/22</u>
<ul style="list-style-type: none"> • Type I BP Apps – 8 • Type I Other Apps – 40 • Type II Apps – 3 • Type III Apps New– 0 • Type IV Apps – 0 • Final Plat – 0 • Pre-App Requests - 6 	<ul style="list-style-type: none"> • Type I BP Apps – 9 <ul style="list-style-type: none"> ○ Residential Units – 212 ○ Com/Ind Sq Ft – 0 • Type I Other Apps – 39 • Type II Apps – 1 • Type III Apps – 6 • Type IV Apps – 0 • Final Plat – 0 • Pre-Apps Held - 4 	<ul style="list-style-type: none"> • Type I BP Apps – 5 • Type I Other Apps – 1 • Type II Apps – 1 • Type III Apps – 4 • Type IV Apps – 5 • Final Plat – 3 • Pre-Apps Pending - 2

Significant Land Use Approvals October 2022:

There were no Type III applications ready for review at the October 2022 Planning Commission Meeting.

Significant Land Use Applications In-Process:

- Fast Food Drive thru – 1522 W Main St. – Scheduled for PC Review November 2, 2022.
- Mobile Food Cart Pod – 1400 Fountain Way. – PC Review projected December 7, 2022.

Legislative Amendments In-Process:

- Mural Code – Set for initial PC review on November 2, 2022.

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.
- Status:
 - Housing Needs Analysis
 - Draft reviewed by PC and TA Committee. Staff
 - Staff and consultant reconciling comments and concerns
 - Housing Production Strategy
 - Public Outreach – Surveys on Molalla Current
 - Public Outreach – Townhall Scheduling

Upcoming Activities:

- DLCDC to present on Urban Growth Boundary at joint PC/CC meeting on 11/16/22.
- DLCDC Work Plan
 - Required to perform sequential UGB Expansion, must be approved prior to HNA adoption
- Employment Land Needs Analysis: Awaiting DLCDC Tech Grants in FY23-24

CODE ENFORCEMENT

Code Case Statistics:

<u>7/1/22 – 10/17/22</u>	<u>7/1/22 – 10/17/22</u>
<ul style="list-style-type: none">• New Complaints - 37• Open Cases – 17<ul style="list-style-type: none">○ Open Cases Initial Letter - 13	<ul style="list-style-type: none">• Cases Closed – 18<ul style="list-style-type: none">○ No Violation – 2○ Compliance – 6○ Referred - Other Agency – 9

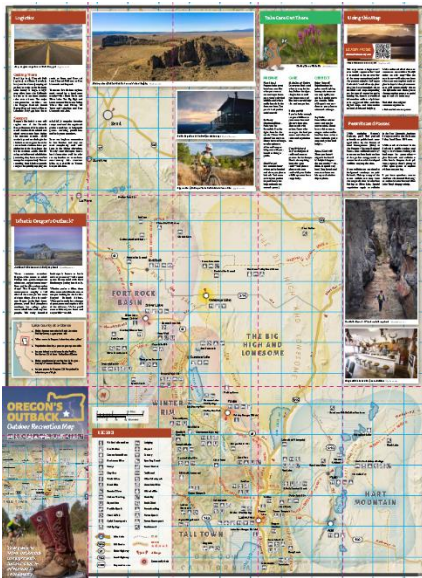
Neighborhood Livability Program:

- Code Enforcement position salary and job description comparison with other jurisdictions
- Code Compliance Officer role development: job description, chain of command
- Code Compliance Officer other costs associated, training and equipment needs

ECONOMIC DEVELOPMENT

Beautification & Culture CPC:

- **Mural Code Project**
 - Draft provided to Planning Staff
 - Scheduled for PC review at 11/2/22 PC Mtg
- **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 Assessment:

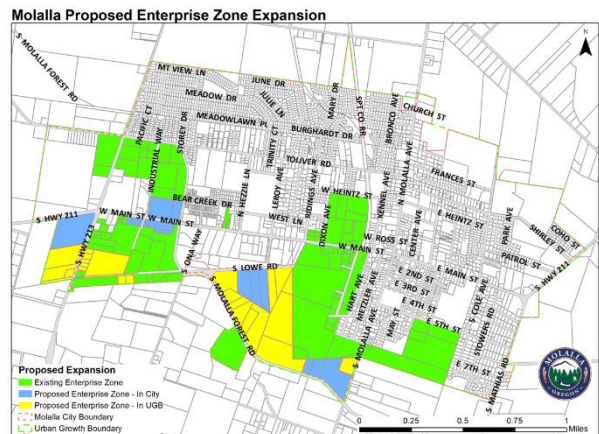
- Wireframe (map outline) meeting set for 10/31/22
- This project made possible by our partners at Mt. Hood Territory (Clack Co Tourism) who applied for and administered this Destination Ready process on behalf of the city.

Molalla Enterprise Zone Expansion:

Draft completion package supplied to Business Oregon.

Comments required two corrections:

1. Additional Property Boundary Information.
2. Update adopting resolution with City Council – set 11/9/22 CC Meeting.



for

PUBLIC & PRIVATE INFRASTRUCTURE PROJECTS

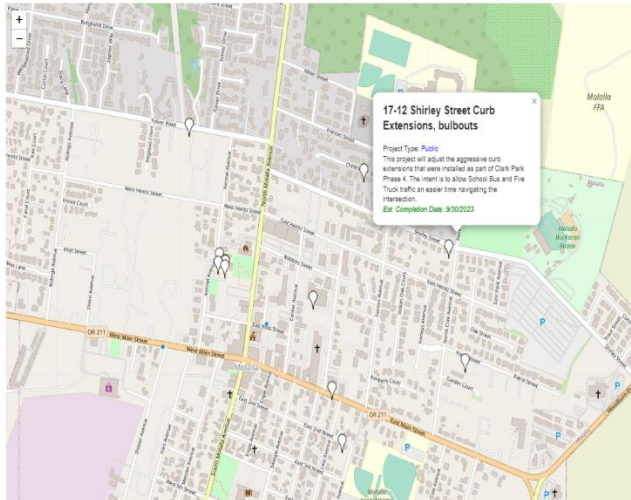
New Public Facing Project Map:

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.



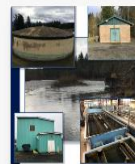
Current Public Projects



Housing Needs Analysis & Production Strategy

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

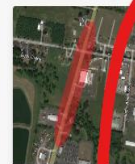
[View Project](#)



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

22-30 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:

- 22-33 Clark Park Sports Fields Improvement
Goal: On hold for completion of Parks Master Plan
- 22-32 Parks Master Plan
Goal: On hold for staff capacity
- 22-31 Stormwater Master Plan
Goal: On Hold for staff capacity
- 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
- 22-20 Toliver at Trinity Estates, Mainline Replacement

Goal: Complete Project

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

18-14

City Shops Decant Facility

Goal: Complete

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)

22-15 Mercury TMDL Implementation Plan

22-10 WWTP Interim Capacity Determination – Balancing the need for development with existing WWTP Capacity

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

17-04 ODOT, OR-211 Bike/Ped path

PUBLIC WORKS MAINTENANCE

Public Works Maintenance Crews Removing Bush in a Storm Swale to Help Alleviate the Possible Flooding issues in Big





Utility Crew Hand Dug the Channel Out of Storm Ditch



Below: Crews Continue to Rework the Shirley & N. Cole Intersection





**Waste Water Crews
Removing Aerators from
Aeration Basin.**



Work Complete During Period	
9/15/2022 - 10/17/2022	
Work Orders Completed (by Fund)	
Water	102
Sewer	85
Storm	18
Street	31
Fleet	5
General_parks_facilities_ect	97
SplitFund_locates_etc	18
Capital	0
Other	18

TOTAL	374