



Public Works Department

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July 20, 2022

TO: Mac Corthell, Planning Director
Dan Zinder, Assistant Planner
Ronda Lee, Planning Specialist

FROM: Sam Miller, Sr Engineer Tech.

RE: 720 W Main Street (Cascade Center – Clackamas Federal Credit Union)

Based on a review of the materials submitted, Staff has prepared the following comments. These comments are applicable to the subject application; any subsequent modifications may require amendments and/or additions. These conditions do not include requirements already set forth in the municipal code.

CONDITIONS

1. Specific Requirements To This Site:

A. Transportation – in accordance with MMC 17-3.6.020 Transportation Standards:

1. A Traffic Impact Analysis analyzing all warrants for the OR-211 and Leroy Ave Intersection is required. Applicant has prepared and submitted a Traffic Impact Analysis for the proposed development which has been analyzed and accepted by the City and ODOT. The Proposed development does not meet signal threshold at the OR 211/Leroy intersection and therefor no signal improvements will be required.
2. OR 211 (W Main Street): OR 211 (W Main Street) is an arterial street under Oregon Department of Transportation (ODOT) jurisdiction. Applicant will be required to relocate existing east access on the west side of the property and take access from a shared connection off OR 211 (W Main Street) between the subject site and the commercial development to the east. Driveway access shall extend to the southern edge of the parcel and connect to adjacent Multi-Family development.
3. Access to the State highway is regulated by OAR 734.51. Applicant is required to obtain a State Highway Approach Road Permit; donate right of way to ODOT to implement the OR 211 cross section in the city's TSP, construct frontage improvements consistent with the TSP, and obtain permits for work in the ODOT right of way.
4. Right-of-way Dedications/Donations: On ODOT rights of way, applicant will be required to donate sufficient right-of-way along variable width improvements and construct curb, sidewalk, and bike lanes as necessary to be consistent with Molalla TSP, ODOT and ADA standards. ODOT requires donations of right-of-way to follow the requirements of

Chapter 5.322. Developer Mitigation Donation in the ODOT Right-of-Way Manual.

5. Access to public streets shall be limited to the location identified on the application materials or as required by ODOT. All accesses shall be constructed in such a manner as to eliminate turning conflicts. The proposed width for access shall meet ODOT requirements.
6. Applicant will be required to dedicate a 10-foot-wide public utility easement fronting the public right-of-way if one does not exist. Applicant shall provide proof of existing dedication.
7. Roadway lighting is required on all new development. Applicant shall be required to install roadway lighting. Location and number shall be determined during design review.
8. Transportation SDC's – In accordance with MMC 13.14 this design review does increase the impacts to the public improvement facility and is therefore not exempt from transportation SDC charges. SDC's shall be calculated and payable in accordance with the SDC methodology at the time of building permit authorization.

B. Storm - in Accordance with MMC 17-3.6.050 Storm Drainage and Surface Water Management:

1. Applicant proposes to collect and detain all stormwater onsite and shall connect to East Access Storm Utility Extension within the Cascade Development. Applicant will be required to extended East Access Storm Utility Per NOD (SDR04-2021) Cascade Place Apartment in the event they decide not to move forward with said project.
2. Storm connection shall meet ODOTs requirements. Onsite private storm system shall comply with plumbing code requirements. The detention and flow control facilities shall be reviewed, permitted, and inspected by Public Works. The onsite storm conveyance system shall be reviewed and inspected by Clackamas County Building under a plumbing permit, in Accordance with MMC 13.13 Surface Water Management.
3. Stormwater SDC's – In accordance with MMC 13.14 this design review does increase the impacts to the public improvement facility and is therefore not exempt from stormwater SDC charges. SDC's shall be calculated and payable in accordance with the SDC methodology at the time of building permit authorization.

C. Sanitary- in accordance with MMC 17-3.6.040 Sanitary Sewer Service Improvements:

1. A 8-inch sanitary main exists on the west side of the property within City Utility Easement. Sanitary main is 9 feet deep near proposed Lot and will serve the site and some development to the south by gravity system. Applicant will be required to extended East Access Sewer Utility Per NOD (SDR04-2021) Cascade Place Apartment in the event they decide not to move forward with said project and dedicate a 15-foot-wide sewer line easement per City requirements.
2. Sanitary SDC's – In accordance with MMC 13.14 this design review does increase the impacts to the public improvement facility and is therefore not exempt from sanitary

SDC charges. SDC's shall be calculated in accordance with the SDC methodology.

D. Water- in accordance with MMC 17-3.6.040 Water Service Improvements:

1. Project will be required to connect to 8-inch main from East Access Extension and provide new Fire Hydrant on W Main Street (HWY 211) meeting fire code spacing and to Molalla Public Works Standards. Applicant will be required to extended East Access Water Utility, Per NOD (SDR04-2021) Cascade Place Apartment in the event they decide not to move forward with said project and dedicate a 15-foot-wide water line easement per City requirements.
2. Should Fire Department regulations require additional fire flow that results in looping the water line through the site, then applicants engineer shall coordinate with Public Works for the extension of a public water line, and dedication of easements.
3. Water SDC's – In accordance with MMC 13.14 this design review does increase the impacts to the public improvement facility and is therefore not exempt from water SDC charges. SDC's shall be calculated in accordance with the SDC methodology.

E. Parks:

1. Parks SDC's – In accordance with SMC 13.70.110 this commercial design review is exempt from parks SDC charges.

F. Franchise Utility Services:

1. All utilities to the project shall be served underground services. No overhead crossings of public right of way shall be approved by the city.

DESIGN REQUIREMENTS & POLICIES

1. General Requirements:

- A. For commercial and industrial development projects, No building permit may be issued until all required public facility improvements are in place and approved by the City Engineer, or otherwise bonded, in conformance with the provision of the Code and the Public Works Design Standards in accordance with MMC 17-3.6 Public Facilities. All public facilities shall be completed and accepted by the Public Works Department prior to issuance of final occupancy.
- B. From the materials submitted, it appears that the storm drain, domestic water, and sanitary sewer facilities will be obtained from main line connections and/or extensions. Separate engineering drawings reflecting the installation of these public utilities will be required.
- C. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, bonding, right-of-way, and easements have been obtained and approved by staff, and Staff is notified a minimum of 24 hours in advance.
- D. Staff reserves the right to require revisions/modifications to the public improvement construction plans and completed street improvements, if additional modifications or expansion of the sight distance onto adjacent streets is required.

- E. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Molalla Public Work's Standards.
- F. All survey monuments on the subject site or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated, or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
- G. Plans submitted for review shall meet the requirements described in Section 1 of the Molalla Standard Specifications for Public Works Construction.
- H. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards and supply the City with a copy of the final document.
- I. All utilities will be stubbed out to the far end of each street for future extension. The project shall utilize existing water, sewer, and storm water 'stub-outs' wherever possible. Water for domestic and fire protection shall be looped through the proposed site. Any 'stub-outs' determined to be not needed for the proposed development or any future development of the subject property shall be abandoned in accordance with the Molalla Standard Specifications for Public Works Construction.
- J. All public improvement designs shall meet the requirements of the Molalla Standard Specifications for Public Works Construction as amended by the Community Development Director.
- K. General Easements – A 10-foot-wide public utility easement shall be dedicated to the City adjacent to all public right-of-way and no structures are allowed to encroach into the easement. Applicant shall be required to submit a legal description and exhibit map for review and sign City easements. Once completed, applicant will be required to record easements with the County Recorder's Office and return the original document to the City prior to final occupancy.
- L. General Erosion Control – The applicant shall install, operate, and maintain adequate erosion control measures in conformance with the standards adopted by the City of Molalla and DEQ during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed. Applicant or Applicant's Contractor shall be responsible for all erosion control requirements under the 1200-C permit and shall coordinate directly with DEQ for questions related to 1200-C permit compliance.