



Public Works Department

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September 15, 2021

TO: Mac Corthell, Planning Director
Dan Zinder, Assistant Planner
Julie Larson, Planning Specialist

FROM: Sam Miller, Sr Engineer Tech.

RE: 220 W Main (SDR01-2021 and SUB02-2021)

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. Street:

1. The 5-lot subdivision proposal will not require a City traffic impact analysis update. However, applicant will need to verify that an impact analysis is not required by ODOT. The proposed development will add a total of 14 trips and the threshold for a traffic impact analysis is 25 AM or PM PH trips. A Transportation Analysis Letter (TAL) is required per MMC 17-3.6.020.A.4.a and must be submitted and approved by the City prior to issuance of construction permits.
2. OR 211: OR 211 is an arterial street under Oregon Department of Transportation (ODOT) jurisdiction. Current right-of-way width varies from 65-70 feet and approximate pavement width of 48 feet. Applicant will be required to construct frontage improvements along the site's Main St. frontage consistent with Molalla arterial (downtown district) cross sections to include sidewalk with street parking and convert the right turn lane onto Metzler Ave into on street parking in accordance with ODOT requirements. Applicant will be required to close existing unused driveways to the highway fronting the building. Applicant will also be required to dedicate the sidewalk along the property frontage to be within ODOT right-of-way and 10-foot wide Public Utility Easement across the frontage of 220 W. Main (Hwy 211). 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. See also ODOT comments about right of way width and left turn warrants. Applicant shall dedicate a 10-foot wide Public Utility Easement along OR 211
3. Hart Ave: Hart Ave is a local street under City of Molalla jurisdiction. Current right-of-way width is 40 feet and approximate pavement width is 34 feet. Local streets (w/ PK) require 50 feet of right-of-way and 34 feet of pavement. Applicant will be required to

dedicate 5 feet of right-of-way, 10-foot Public Utility Easement and construct road improvements to City standards for 17 feet of pavement (CL to face of curb), curb and gutter, and 6-foot curb tight sidewalk. Applicant will be required to bring the southeast corner of the intersection at Hart Ave and W. Main St (Hwy 211) up to ODOT ADA standards and submit plans to be reviewed by ODOT for ADA compliance.

4. Metzler Ave: Metzler Ave is a local street under City of Molalla jurisdiction. Current right-of-way width is 60 feet and approximate pavement width varies from 24-34 feet. Local streets (w/ PK) require 50 feet of right-of-way and 34 feet of pavement. Applicant will not be required to dedicate right-of-way, will be required to dedicate a 5-foot Public Utility Easement, and will be required to construct road improvements to City standards for 17 feet of pavement (CL to face of curb), curb and gutter, and 6-foot curb tight sidewalk. Applicant will be required to bring the southwest corner of the intersection at Metzler Ave and W Main Street (Hwy 211) up to ODOT ADA standards and submit plans to be reviewed by ODOT for ADA compliance.
5. Right-of-way Dedications/Donations: If right of way dedication fronts streets under the jurisdiction of the City of Molalla, Applicant shall submit dedication on formats approved by the Public Works Department. On ODOT rights of way, applicant will be required to donate sufficient right-of-way along variable width improvements and construct sidewalk widening to ODOT 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. Applicant is advised that donation must be completed and recorded prior to submission of final subdivision plat or final partition plat in order for Public Works to process plat documents.
6. Proposed Street "Hart Ave": Applicant has opted to dedicate 5 feet of right-of-way and construct a half/full street improvement. Improvements shall consist of 17 feet of pavement, curb and gutter, and 6-foot curb tight sidewalk. Curb radius connecting to W. Main (Hwy211) Street shall be 25 feet and internal street shall be 15 feet minimum. Street shall be signed no parking on both sides until street is improved to full width.
7. Access to public streets shall be limited to the following locations and all accesses shall be constructed in such a manner as to eliminate turning conflicts. Access spacing shall conform to the Transportation Systems Plan. The proposed width of accesses shall meet the Molalla Standard Specifications for Public Works Construction.
8. Transportation SDC's – In accordance with MMC 13.14 this development does increase the impacts to the public improvement facility and is therefore not exempt from transportation SDC charges. SDC's shall be calculated in accordance with the SDC methodology.

B. Storm:

1. City Streets: A 10-inch storm main exists approximately 50 feet to the east of the project on Metzler Ave. Storm main is approximate 3 feet in depth and will serve this subdivision.
2. Applicant proposes to collect and detain all stormwater onsite and discharge to City facilities. Connection to City facilities shall comply with all City 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. The connection to the ODOT facilities shall be reviewed and permitted by ODOT including water quality requirements.
3. ODOT Streets: Storm improvements shall meet ODOT requirements.

4. Stormwater SDC's – In accordance with MMC 13.14 this development does increase the impacts to the public improvement facility and is therefore not exempt from stormwater SDC charges. SDC's shall be calculated in accordance with the SDC methodology.
- C. Sanitary:
1. A 8-inch sanitary main exists on Metzler Ave. Sanitary main is 9 feet deep near proposed Tax Lot 52E08DD04600 and will serve new proposed development to the east by gravity system.
 2. Sanitary SDC's – In accordance with MMC 13.14 this development does increase the impacts to the public improvement facility and is therefore not exempt from sanitary SDC charges...this development is not exempt from sanitary SDC charges. SDC's shall be calculated in accordance with the SDC methodology.
- D. Water:
1. Development can be served from existing 6-inch lines on Metzler Ave that are stubbed into the site in two locations.
 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 based on domestic water meter size in accordance with the SDC methodology.
- E. Parks:
1. Parks SDC's – In accordance with SMC 13.70.110 this commercial/industrial design review is exempt from parks SDC charge and 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, all public improvements shall be completed and accepted by the Public Works Department prior to issuance of any 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. Sanitary sewer designs require review by Oregon Department of Environmental Quality. Applicant shall be responsible for submission of plans to state agency and all associated fees. Applicant's Engineer will be required to submit final report to DEQ and provide a copy of the report to the City.~~
- J. 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.
- K. All public improvement designs shall meet the requirements of the Molalla Standard Specifications for Public Works Construction as amended by the Public Works Director.
- L. 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.
- ~~M. General Wetland Requirements – The applicant will be required to provide Public Works with a letter of concurrence from the Department of State Lands regarding any wetlands on the subject property.~~
- N. 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.