



Public Works Department

117 N Molalla Avenue

PO Box 248

Molalla, Oregon 97038

Phone: (503) 829-6855

Fax: (503) 829-3676

June 13, 2019

TO: Alice Cannon, Senior Planner

FROM: Gerald Fisher, Public Works Director

RE: 410 Industrial Way – Industrial Hemp Facility

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 Partition:

A. Street:

1. Applicant is not proposing to expand existing facilities beyond what is already in place. Pavement and curb exist on Industrial Way. Applicant will be required to construct curb tight sidewalk from the existing south terminus of sidewalk on the west side of the roadway, south and connect to the ADA ramp on the south end of the cul-de-sac.
2. Transportation SDC's – In accordance with MMC 13.14 this business application does not increase the impacts to the public improvement facility and is therefore exempt from transportation SDC charges. Existing capacity from prior use is available

B. Storm:

1. Applicant is not proposing additional impervious surface. No storm water improvements are required at this time.
2. Stormwater SDC's – In accordance with MMC 13.14 this business application does not increase the impacts to the public improvement facility and is therefore exempt from stormwater SDC charges.

C. Sanitary:

1. Applicant submitted materials specifying no discharges of chemicals or solvents to the sewer system. Only restroom facilities will discharge to City sewer. Applicant will not be allowed to change discharge status without permission of Public Works.
2. Sanitary SDC's – In accordance with MMC 13.14 this business application does not increase the impacts to the public improvement facility and is therefore exempt from sanitary SDC charges.

D. Water:

1. Applicant is not proposing any changes to existing water service.
2. Water SDC's – In accordance with MMC 13.14 this business application does not increase and is therefore exempt from water SDC charges.

E. Parks:

1. Parks SDC's – In accordance with SMC 13.70.110 this business application 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: N/A