



Public Works Department

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TO: Aldo Rodriguez, City Planner

FROM: Gerald Fisher, Public Works Director

RE: P33-2017 723 W Main Street Accessory Structure in C-2 Zone

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.

CONDITIONS

1. Specific Requirements To This Site:

A. Street:

1. The commercial development proposal will not require a traffic impact analysis update. The proposed development does not meet the threshold for a traffic impact analysis.
2. Hwy 211 (W Main Street): Hwy 211 (W Main Street) is a major collector (option A) under Oregon Department of Transportation (ODOT) jurisdiction. Current right-of-way width is 60 feet and approximate pavement width is 26 feet. Major Collector (Option A) streets (w/TL, w/BL) within the General Commercial zone require 66 feet of right-of-way and 50 feet of pavement. Applicant will be required to dedicate 3 feet of right-of-way and construct road improvements to City standards for 12 feet of pavement (CL to face of curb), curb and gutter, and 7.5-foot curbed sidewalk. Under ODOT requirements, applicant may be required to dedicate 4 feet of right-of-way to all for 1-foot clear distance behind sidewalk. If required during design review by ODOT, additional striping and pavement tapers may be necessary.
3. Access to public streets shall be limited to a single access location approved by ODOT. The proposed width of accesses shall meet the Public Works Standards.
4. 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 based on 1000 SF gross floor area in accordance with the SDC methodology.

B. Storm:

1. ODOT Streets: Storm improvements shall meet ODOT requirements.
2. 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 based on the total impervious surface divided by 2,640 SF times the current rate per equivalent dwelling unit in accordance with the SDC methodology.

C. Sanitary:

1. No sanitary improvements are identified as part of this application. If existing structures are not connected to sewer then in accordance with MMC the structures must be connected to sanitary sewer prior to occupancy of proposed structures. All septic systems shall be abandoned in accordance with Clackamas County and DEQ requirements and a copy of the decommissioning certificate shall be provided to Public Works prior to occupancy of proposed structures.
 2. Sanitary SDC's – In accordance with MMC 13.14 this design review does not increase the impacts to the public improvement facility and is therefore exempt from sanitary SDC charges. If it is determined that a sewer connection is required, then SDC's shall be calculated based on domestic water meter size in accordance with the SDC methodology.
- D. Water:
1. No water improvements are identified as part of this application. If existing structures are not connected to water then in accordance with MMC the structures must be connected to water prior to occupancy of proposed structures. All wells not used exclusively for irrigation shall be abandoned in accordance with Clackamas County and Oregon Water Resources requirements and a copy of the decommissioning certificate shall be provided to Public Works prior to occupancy of proposed structures. A reduced pressure backflow may be required if functioning well remains onsite.
 2. Water SDC's – In accordance with MMC 13.14 this design review does not increase the impacts to the public improvement facility and is therefore exempt from water SDC charges. If it is determined that a water connection is required, 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 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. ~~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.~~
 - B. 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.
 - C. 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.
 - D. 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.

- E. 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.
- F. Plans submitted for review shall meet the requirements described in Section 1 of the Public Works Standards.
- G. 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.
- H. 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.
- 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 Public Works Standards.~~ The project shall utilize existing water, sewer, and storm water 'stub-outs' wherever possible. 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 Public Works Standards.
- J. All public improvement designs shall meet the requirements of the Public Works Standards as amended by the Public Works 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 a copy to the City of the recorded document 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.