



CITY OF MOLALLA CITY COUNCIL REGULAR MEETING AGENDA

Council Chambers | Molalla Civic Center - 315 Kennel Avenue - Molalla
Wednesday | January 10, 2024 | 7:00 PM

NOTICE: City Council will hold this meeting in-person and through video Live-Streaming on the City's Facebook Page and YouTube Channel. Written comments may be delivered to City Hall or emailed to recorder@cityofmolalla.com. Submissions must be received by 12:00 p.m. the day of the meeting.

1. CALL TO ORDER AND FLAG SALUTE

2. ROLL CALL

3. CONSENT AGENDA

- A. Work Session Meeting Minutes – December 13, 2023 Pg. 2
- B. City Council Meeting Minutes – December 13, 2023 Pg. 3

4. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. 2024 Council President and Liaison Appointments Pg. 10
 - o Council President Appointment
 - o Council Chamber of Commerce Liaison Appointment
 - o Council Library Liaison Appointment
 - o Council Parks CPC Liaison Appointment
 - o Council Police Facility CPC Liaison Appointment
 - o Council Beautification & Culture CPC Liaison Appointment
 - o Council Molalla River School District Liaison Appointment
 - o Council C4 Alternate Appointment

5. PUBLIC COMMENT

(Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Council does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Council.)

6. PUBLIC HEARINGS

- A. Ordinance No. 2024-01: Changing the Use Category for Bars and Taverns (Zinder) Pg. 11

7. ORDINANCES AND RESOLUTIONS

- A. Ordinance No. 2024-01: Changing the Use Category for Bars and Taverns (Zinder) Pg. 11

8. GENERAL BUSINESS

- A. Antfarm – Letter of Support Request (Huff) Pg. 24
- B. Antfarm – Lease Discussion (Huff) Pg. 36
- C. Planning Commission Discussion (Keyser)
- D. Natural Hazard Mitigation Plan (NHMP) Update (Corthell) Pg. 37

9. STAFF COMMUNICATION

- A. Library Report Pg. 83

10. COUNCIL COMMUNICATION

11. ADJOURN

Agenda posted at City Hall, Library, and the City Website at <http://www.cityofmolalla.com/meetings>. This meeting location is wheelchair accessible. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-829-6855.



City of Molalla
City Council – Work Session
Minutes – December 13, 2023
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Work Session of December 13, 2023 was called to order by Mayor Scott Keyser at 6:00pm.

COUNCIL ATTENDANCE

Mayor Scott Keyser, Council President Jody Newland, Councilor Leota Childress, Councilor Terry Shankle, Councilor Crystal Robles, Councilor Eric Vermillion, and Councilor RaeLynn Botsford.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Christie Teets, City Recorder, Mac Corthell, Assistant City Manager.

DISCUSSION ITEMS

- A. Goal Setting Work Session
 - i. 2018 Community Visioning Survey
 - ii. Summary of Survey Responses
 - iii. Word Clouds – Phase I and Phase II Surveys
 - iv. Ford Institute for Community Building
 - v. Molalla Area Services
(Areas of Responsibility & Intersections of Work)
 - vi. Molalla City Council Goals & Actions Worksheet

City Manager Huff spoke to Councilors about the upcoming Goal Setting Conference in January 2024. Each year City Staff and Council meet to discuss City goals. Conversation followed regarding the Molalla Area Vision and Action Plan, progress made and items to still be addressed. Updating the Vision and Action Plan was the main topic.

[For the complete video account of the City Council Meeting, please go to YouTube
“Molalla City Council Work Session – December 13, 2023:](#)

ADJOURN

Mayor Keyser adjourned the Work Session at 6:45pm.

Scott Keyser, Mayor

ATTEST:

Christie Teets, CMC - City Recorder



City of Molalla
City Council - Regular Meeting
Minutes – December 13, 2023
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Meeting of December 13, 2023 was called to order by Mayor Scott Keyser at 7:01 PM.

COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Leota Childress, Councilor Terry Shankle, Councilor Crystal Robles, Councilor Eric Vermillion, and Councilor RaeLynn Botsford.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Christie Teets, City Recorder; Mac Corthell, Community Development Director; Chris Long, Police Chief, Bobby Call, Police Lieutenant.

APPROVAL OF AGENDA

Approved as presented.

CONSENT AGENDA

- A. Work Session Meeting Minutes – November 8, 2023
- B. City Council Meeting Minutes – November 8, 2023
- C. Special Session of City Council Meeting Minutes – November 15, 2023
- D. Joint Session of City Council & Planning Commission Meeting Minutes – November 15, 2023
- E. Planning Commission Appointment

ACTION:

Councilor Robles moved to approve the Consent Agenda; Councilor Vermillion seconded. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Robles, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. Protect Molalla PAC

City Manager Huff expressed his thanks to the Protect Molalla PAC for all of the effort they put into helping pass the Bond. Chief Long thanked Council and PAC members for their contributions and thanked the community. PAC Chair Elizabeth Klein explained that the project was a labor of love. She is looking forward to watching the community grow, knowing that our community is safe, and with the passing of the Bond, will continue to provide a safe community. Mayor Keyser thanked Ms. Klein for her leadership during the project. Ms. Klein acknowledged Protect Molalla PAC members Pamela Lucht, Roxie Smith, Rebecca Tweed, Kevin Looper, David Jackson, Bev Cook, and all Councilors, as instrumental in the process.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

None.

ORDINANCES AND RESOLUTIONS

- A. Resolution No. 2023-32: Adopting a Specific Policy for System Development Charge Calculations in Connection with Commercial to Residential Conversions, as Required by House Bill 2984

Assistant City Manager Corthell introduced the staff report, explaining that the resolution does not change the way the City does business. In short, the House Bill states that all commercial properties can be redeveloped into low-income housing, and that a city may not charge SDC's.

Council President Newland requested that city staff track how often the State passes House Bill's that city's must follow.

ACTION:

Councilor Childress moved to approve Resolution No. 2023-32, by title only; Councilor Vermillion seconded. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Robles, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

B. Resolution No. 2023-33: Certifying the Results of the November 7, 2023 Special Election

City Recorder Teets provided the canvass of elections from the November Election, requesting approval from Councilors.

ACTION:

Councilor Vermillion moved to approve Resolution No. 2023-33, Certifying the Results of the November 7, 2023 Special Election; Councilor Botsford seconded. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Robles, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

C. Resolution No. 2023-35: Authorizing the Sale of General Obligation Bonds and Related Matters

City Manager Huff explained that the passing of the Bond did not automatically deposit funding into the City's bank account. This resolution will assist in the transaction taking place. Mr. Huff explained that in detail that the funds will cover from the date of approval of the Resolution to when the Bond funds become available. Mayor Keyser clarified that no past funding will be reimbursed.

ACTION:

Council President Newland moved to approve Resolution No. 2023-35, Authorizing the Sale of General Obligation Bonds and Related Matters; Councilor Robles seconded. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Robles, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

D. Resolution No. 2023-34: Calling for Repeal of Provisions Enacted Pursuant to Oregon Ballot Measure 110

Mayor Keyser presented the Resolution to Council members explaining that if passed he would like to send it to Clackamas County Commissioners, our State Representative and State Senator, to demonstrate that the City of Molalla is opposed to Measure 110 and would like a repeal. Councilor Botsford stated that the timing was good, as the next discussion in Legislature regarding Measure 110 will take place in February.

ACTION:

Council President Newland moved to approve Resolution No. 2023-34, Calling for Repeal of Provisions Enacted Pursuant to Oregon Ballot Measure 110; Councilor Vermillion seconded. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Robles, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

GENERAL BUSINESS

A. Police Department – Phase II

City Manager Huff shared that Phase I was the design and schematic plan for the Police Station. Phase II is preparing for construction. This phase has been on pause since August. Project Manager Joshua Dodson explained the next steps in the process. Mr. Dodson felt that the estimate provided is an accurate reflection of what needs to be next.

ACTION:

Council President Newland moved to approve the Phase II contract for the Police Station; Councilor Shankle seconded. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Robles, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

B. AntFarm – Continued Discussion

Mayor Keyser requested a follow-up conversation with Nunpa, Executive Director of Antfarm. Nunpa accepted the invitation and further explained the goal of Antfarm. Antfarm is a resource center that helps facilitate rental assistance, tutoring, has a passion for youth and elders, assists homeless individuals in locating shelters or housing, and more. Nunpa’s group believes in the “might of one is the power of many”. Antfarm partners with Our Father’s Heart in Oregon City and LoveOne. Antfarm is seeking a letter of support from Council that will assist with funding from Clackamas County Health and Human Services. Councilors Newland, Robles, and Botsford would like to meet with Nunpa in a smaller group, to which Nunpa agreed. Mayor Keyser would like Council to agree to a letter of support soon after the New Year.

STAFF COMMUNICATION

- Police Chief Long announced that Canine Officer’s Brenner and Benz have graduated from canine school. Chief Long shared that on the second day on the job, K9 Benz had a capture. Staff is working towards a meet and greet with Council, however have been dealing with conflicting schedules. An introduction in January or February is the goal.
- Police Lieutenant Call had nothing to report.
- Assistant City Manager Corthell will present a year-end report to Council in January.
- City Recorder Teets had nothing to report.
- City Manager Huff followed up on the topic of a Behavior Support Specialist. The City of Molalla is working with the City of Canby to share this employee. This individual is licensed and available to assist the Police Department during times of mental health crisis. Staff and Council believe that this will be highly beneficial to our City.

COUNCIL COMMUNICATION

- Councilor Botsford thanked the Police and Fire Departments for their assistance during the Tree Lighting Ceremony. Councilor Botsford also announced that she has been accepted as a voting member of League of Oregon Cities Transportation Division. There are five meetings per year, and she will report back to Council as information becomes available.
- Councilor Vermillion announced upcoming MRSD Board Meeting dates. He also shared that Molalla Fire Department collected over 16,000 pounds of food during the Operation Santa parades that were held in the month of December.
- Councilor Robles had nothing report.
- Councilor Shankle had nothing to report.
- Councilor Childress shared that over forty people attending the Caroling in the Park event. Councilor Childress is grateful to the individuals that voted in the recent Election, especially to the six that voted yes. The voter turnout for this Election was less than thirty percent, so she encouraged folks to participate in the next one.
- Council President Newland gave an update from the most recent Parks CPC meeting. The wetland delineation was the topic at the meeting, along with fundraising ideas. The next meeting will be held Monday, February 5th at City Hall.
- Mayor Keyser read a Letter of Commendation to Chief Long regarding the outstanding service from the Police Department. He appreciates the proactive approach from officers and commends the work our officers.

[For the complete video account of the City Council Meeting, please go to YouTube “Molalla City Council Meetings – December 13, 2023”](#)

ADJOURN

Mayor Keyser adjourned the meeting at 8:41pm.

Scott Keyser, Mayor

ATTEST:

Christie Teets, City Recorder

MINUTE ATTACHMENTS:

- Proposed Financing Schedule – General Obligation Bonds (Police Department)
- 2023 City Manager Year End Report

DRAFT

City of Molalla, Oregon

General Obligation Bonds, Series 2024

Financing Team		
Bond Issuer (borrower):	City of Molalla	CM
Bond Counsel:	Hawkins, Delafield & Wood	HDW
Paying Agent:	U.S. Bank	USB
Underwriter:	D.A. Davidson & Co.	DAD

December						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

January						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Holiday, Financial Markets Closed

Critical event

Done	Due Date	Event	Parties
	Fri, Dec. 8	Kick-off conference call with financing team	Financing Team
		Final Authorizing Resolution circulated for Council packet	HDW
	Weds, Dec 13	City Council approves Authorizing Resolution	CB
		File MDAC form 1 with Oregon State Treasury	DAD
	Thurs, Dec 21	Circulate 1 st draft of Preliminary Official Statements (“POS”)	DAD
	Thurs, Jan 4	Comments due on 1 st draft POS	Financing Team
	Mon, Jan 8	Circulate 2 nd draft POS	DAD
		Application to Credit Rating Agency (Standard & Poor’s) submitted	DAD
	Tues, Jan 16	Comments due on 2 nd draft of POS	Financing Team
	Fri, Jan 19	“Substantially Final” draft POS circulated	DAD
		Send clean copy of draft POS to City Council	CM
	Wk. of Jan 22	Standard & Poor’s conference call	CM; DAD
	Tues, Jan 23	Draft appendices for POS distributed	BC
	Weds, Jan 31	Circulate “Deemed Final” letter and due diligence questions	DAD
	Fri, Feb 2	End of City Council review of POS	CM
		Final comments on POS and appendices due	Financing Team
		Final POS with appendices delivered	DAD
	Mon, Feb 5	Draft bond purchase agreement distributed	DAD
	Tues, Feb 6	POS Due Diligence Call	POS
		Receive credit rating from Standard & Poor’s	Rating Agency
	Weds, Feb 7	Executed “Deemed Final” letter delivered to DADCO	CM
	Thurs, Feb 8	Posting of POS	DAD
	Mon, Feb 12	Comments due on bond purchase agreement	Financing Team
	Tues, Feb 20	2 nd draft bond purchase agreement distributed	DAD
	Weds, Feb 21	Pre-pricing (City to be available in the early afternoon)	CM; DAD
	Thurs, Feb 22	Pricing (City to be available in the morning)	CM; DAD
	Fri, Thurs 23	Draft Official Statement circulated	DAD
	Mon, Feb 26	Circulate drafts of closing documents	HDW
	Tues, Feb 27	Comments/approval due on Official Statement	Financing Team
	Weds, Feb 28	Print final Official Statement; File MDAC form 2	DAD
	Thurs, Feb 29	Circulate Memorandum of Bond Delivery with wire instructions	DAD
		Final closing documents circulated	HDW
	Tues, Mar 5	Signatures due to Hawkins on closing documents	Financing Team
	Thurs, Mar 7	Bond Closing (funds delivered to City; interest begins accruing)	Financing Team

Molalla: Welcome to 2024

It is hard to believe that we are almost half- way to 2030 because it tends to present a Science Fiction backdrop to the days we are living in today. However, Molalla had a good 2023 overall and we expect to experience much of the same in 2024.

It takes time and much more than many of us realize to foster positive change in a community. Conversely, it doesn't take much time at all for destructive behavior to remove positive gains. Despite what may be happening in our Country, or our State things are moving forward here in Molalla.

Our role with the City of Molalla at a City Council and a Staff level is to advocate and promote Molalla. I believe we have done that in 2023 and a short list of those accomplishments is as follows:

Police Department

- Passed a General Obligation (GO) Bond to construct a new Police Station
- Implemented a Canine program.
- Hired two Police Officers

Wastewater Treatment Plant

- Received 5 million dollars toward the construction of the new plant.
- Secured funding for new plant construction.
- Developed and filled WWTP Manager position, added additional plant staff at WWTP/WTP.
- CIPP – Berkley, Swiegle, E Main (1/24) (Cured In Place Pipe)
- Completed replacement of sewer mains on Eckerd, Lola, 2nd.
- I&I repair sealed 33 manholes. (Infiltration & Inflow)
- Expanded Recycle Water Irrigation Fleet (1 new irrigation gun, 1 repaired, 1 new tractor)

Water Treatment Plant

- Intake Pump Rebuild will be in the works.
- SCADA Upgrade will be complete.
- Repaired 16 water leaks.

Street Improvements/Maintenance

- Round-a-Bout
- Shirley Street
- West Lane Street
- Meadow and Harvest
- Lola 2nd and Eckerd
- Crack sealed 3.82 lane miles of city streets.
- Bought a new backhoe replacing the '98 model.
- Bought a new Street Sweeper Replacing the '03.
- Hired a new position (Christina).

Storm Water

- Shops Decant Facility

- Launch Storm Water Master Plan – contract with Keller Assoc.

Engineering

- S Molalla Waterline from 5th to Molalla Forest Road.
- S Leroy Ave Extension to Lowe Rd.
- Design of Section Street rebuild.
- Complete replacement of water main on Eckerd.
- Issued 55 Right-of-Way permits, which triggered 120+ inspections.
- Finalizing hire of new Engineer Tech.

Planning

- Adoption of a Housing Needs Analysis into the Molalla Comprehensive Plan
- Workplan Agreement with DLCD for Urban Growth Boundary Extension
- Project Funding Secured for Additional UGB Studies
- 140+ Type 1 Building Permits/Tenant Impr. /Other, 15 Type 2/3s.
- Approvals Include New Police Facility, 40 Units of Affordable Housing, and a 14-lot subdivision.

Park Improvements

- Pickleball Courts, landscaping, and pathways – Long Park
- Completion of Strawberry Park
- Chief Yelkus Park Preliminary Tasks
- Launched Parks Master Plan – Draft Public Involvement Plan

Code Compliance

- Established Code Compliance program.
- Significantly worked down backlog of uninvestigated complaints.
- Established complaint intake and initiation policy/procedure.
- Fielded over 200 new complaints this year.
- Maintained strict standards for Odd Fellows Park with daily checks/property sweeps.
- Expanded network and built relationships with code enforcement in surrounding areas.
- Joined the Oregon Code Enforcement Association (OCEA).
- Beat Mac in pickleball.

General

- Improved Community Engagement
- Celebrate Molalla relocated to Clark Park
- Continued quality Library services
- Budget Award
- Civic Center Residing, Renovations – starting ADA improvements.
- Improved Internal Staffing
- Numerous private developments
- Homeless Issue – We are required to comply with State Law, but we addressed our issues through community engagement and commitment to the task at hand.

This list does not account for every item accomplished but we are working toward making Molalla a better Molalla.

Dan Huff
Molalla City Manager



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Staff Communication

Agenda Date: January 10, 2024

From: Diana Hadley, Library Director
Approved by: Dan Huff, City Manager

SUBJECT: 2024 Council Liaison Appointments

FISCAL IMPACT:

RECOMMENDATION/RECOMMEND MOTION: N/A

BACKGROUND:

MMC Chapter III, Section 9 states that at its first meeting each year, the council must elect a president from its membership. The president presides in the absence of the mayor and acts as mayor when the mayor is unable to perform duties.

The first meeting of the year is also the time for Council liaison appointments.

2023 Appointments:

Council President Appointment	Newland
Council Chamber Liaison Appointment	Botsford
Council Library Liaison Appointment	Robles
Council Parks CPC Liaison Appointment	Newland & Robles
Council Police Facility CPC Liaison Appointment	Shankle & Newland
Council Beautification & Culture CPC Liaison Appointment	Shankle
Council Molalla River School District Liaison Appointment	Vermillion
Council C4 Alternate Appointment	Vermillion



Community Development Department

315 Kennel Ave/PO Box 248

Molalla, OR 97038

Phone 503.759.0205

www.cityofmolalla.com

Dated: November 17, 2023

This notice is to notify you that the City of Molalla has proposed a land use regulation that may affect the permissible uses of your property and other properties.

CITY OF MOLALLA NOTICE OF PUBLIC HEARING

You are receiving this notice because you may own property zoned Light Industrial (M-1) within the City of Molalla. The City of Molalla has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

The Molalla City Council will hold a public hearing on this Development Code Amendment (ORD2024-01) at a meeting on **Wednesday, January 10th at 6:30 p.m.** at the Molalla Adult Center; 315 Kennel Avenue.

Summary of Proposed Amendments to Molalla Municipal Development Code:

The proposed amendment would modify MMC Table 17-2.2.030 Uses Allowed by Zoning District as follows:

The land use category “Bars and Taverns (those established after 2010 shall not be located within 500 feet of another bar or tavern)” would be stricken from the code. New bars and taverns would be considered in accordance with the land use category “Commercial Retail Sales and Services,” which are permitted uses in commercial zones.

With regards to the M-1 Light Industrial zone, the proposed ordinance would prohibit new bars and taverns in the M-1 zone, where they are currently allowed with a Conditional Use Permit.

The proposal will be reviewed by the Molalla City Council based on criteria set forth by the Molalla Municipal Code Section 17-4.6.030.

After the public hearing closes, the City Council will deliberate and offer final consideration of this ordinance. You may attend, offer testimony, or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the hearing body. Oral testimony may be offered during the hearing.

Ordinance Number 2024-01 will be made available for inspection at least a week prior to the hearing at the Molalla City Hall located at 117 N Molalla Ave, Molalla OR 97038. A copy of Ordinance Number 2024-01 is also available for purchase for a cost.

Written testimony will be received by the City of Molalla until the day of the hearing, and should be addressed or emailed to:

Molalla City Recorder
PO Box 248
Molalla OR, 97038
recorder@cityofmolalla.com

For additional information concerning Ordinance Number 2024-01, you may call the Molalla City Recorder at 503.829.6855. Note that email is preferred. Please ensure your name and address are included in the written testimony.



AFFIDAVIT OF POSTING

I, Christie Teets, City Recorder for the City of Molalla, do hereby certify that I posted a copy of the following ordinance(s) to be read at the City Council Meeting on January 10, 2024:

- ORDINANCE NO. 2024-01: CHANGING THE USE CATEGORY OF BARS AND TAVERNS

The above-mentioned ordinance(s) have been posted at the following public places:

1. The City website, www.cityofmolalla.com ;
2. The bulletin board inside Molalla City Hall located at 117 N. Molalla Ave. Molalla, OR 97038; and
3. The Molalla Public Library, located at 201 E. 5th Street, Molalla, OR 97038 (Affidavit of Posting, directing citizens to the City website)

The ordinance was posted on December 29, 2023 remained posted for a period of at least five days prior to the passage of the ordinance. Molalla City Charter Chapter IV, Section 17 (b).

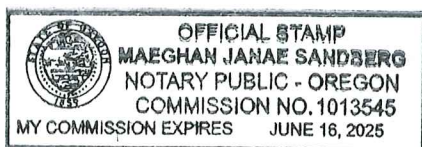
Christie Teets

Christie Teets, CMC, City Recorder

STATE OF OREGON)
) ss.
 County of Clackamas)

On this 29th day of December 2023, Christie Teets before me appeared, to me personally known, who being first duly sworn, did say that she is the City Recorder for the City of Molalla, that said instrument was executed by the City of Molalla, and she acknowledged said instrument to be the free act and deed of the City of Molalla, Clackamas County, Oregon.

IN TESTIMONY WHEREOF, I have here unto set my hand and affixed my official seal, this, the day and year last above written.



Maeghan Sandberg
 Notary Public for Oregon, County of Clackamas

My Commission expires: June 16, 2025



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Ordinances

Agenda Date: January 10, 2024

From: Dan Zinder, Senior Planner

Approved by: Mac Corthell, Assistant City Manager

SUBJECT: Ordinance 2024-01; a development code amendment that modifies Molalla Municipal Code (MMC) Table 17-2.2.030 Uses Allowed By Zoning District, to remove the use category “Bars and Taverns (those established after 2010 shall not be located within 500 feet of another bar or tavern)” and hereafter consider bars and taverns under the “Commercial Retail Sales and Services” use category.

FISCAL IMPACT: None/NA

RECOMMENDATION/RECOMMEND MOTION: Staff Recommends that Council adopt Ordinance 2024-01.

BACKGROUND: Per the Allowed Uses table found in section 17-2.2.030 of the Molalla Municipal Code, Molalla’s Development Code currently allows Bars and Taverns to operate, subject to Conditional Use Permit review, in both Commercial Zones (C-1 and C-2) and in the Light Industrial Zone (M-1). Additionally, the code requires that any bar or taverns established after 2010 *“shall not be located within 500 feet of another bar or tavern.”*

The code does not define a Bar or Tavern, and does not define how to administer the 500-foot rule (e.g. property line to property line, door to door, building to building, etc...).

With these concerns in mind Staff took this provision to the Planning Commission on 10/4/23 for a recommendation concerning this provision and the Planning Commission voted to remove the 500-foot standard and merge the *“Bars and Taverns...”* use with the same category used for restaurants – *“Commercial and Retail Sales and Services.”*

This would remove the 500-foot prohibition and alleviate the need to define Bars/Taverns, and interpret how to measure the 500-foot prohibition. However, it would also remove the ability to place a Bar or Tavern on Light Industrial (M-1) property.

Staff brought the same provisions to City Council on 11/8/2023 with the Planning Commission’s recommendation to merge the *“Bars and Taverns...”* category with *“Commercial Retail Sales and Services”* thereby eliminating the 500-foot rule and Conditional Use permit requirement, but also eliminating Bars and Taverns from the M-1 zone. This would eliminate the need to define Bars and Taverns and how to measure the 500-foot rule.

Staff also provided two alternative options for consideration:

1. Leave the existing use category and conditional use permitting requirements in place, define Bars and Taverns, and interpret how to measure the 500-foot rule.
2. Eliminate the 500-foot rule for Bars and Taverns, change the use to Permitted in the C-1 and C-2 Zones (instead of Conditional Use) and allow them in the M-1 zone subject to Conditional Use. For this option a definition for Bars and Taverns would still need to be developed.

City Council concurred with the Planning Commission that the “*Bars and Taverns*” use should be merged with the “*Commercial Retail Sales and Services*” use. Staff brings an ordinance that accomplishes this today.

Exhibits:

1. Proposed Amendment to MMC Table 17-2.2.030
2. Findings of Fact
3. Map of Affected Areas



ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY OF MOLALLA, OREGON CHANGING THE USE CATEGORY FOR BARS AND TAVERNS

WHEREAS, the City of Molalla Comprehensive Plan defines the City of Molalla as a “recreation community” and promotes the establishment of many and diverse commercial uses; and

WHEREAS, the existing regulation on bars and taverns lacked definitions that would allow objective application of when a proposal is a bar or tavern or another use such as a restaurant; and

WHEREAS, the existing regulation on bars and taverns lacked definitions that would allow objective application of whether a proposed bar is within 500 ft of an existing bar; and

WHEREAS, Oregon law requires that any establishment that serves alcohol also provides food service, further blurring the line between bar and restaurant; and

WHEREAS, the Molalla Comprehensive Plan determines that restaurants are part of the community’s identity as a “recreational community;” and

WHEREAS, the Molalla Comprehensive Plan advises that the City maintain a 5-year land supply for industrial uses; and

WHEREAS, this ordinance was properly and timely noticed to DLCD, Molalla Pioneer, the City’s Website, and all property owners within the Industrial zones; and

WHEREAS, Planning Commission recommended this ordinance to City Council on November 4, 2023.

Now, Therefore, the City of Molalla ordains:

Section 1. Molalla Municipal Code Table 17-2.2.030 is hereby amended consistent with Exhibit 1, which is incorporated herein and adopted by reference.

Section 2: The findings related to this amendment, attached as Exhibit 2, are incorporated herein and adopted by reference.

Section 3. Effective Date. This Ordinance shall take effect 30 days after enactment.

The First Reading was held on January 10, 2024 and moved to a Second Reading by _____ vote of the City Council.

The Second Reading was held on _____ and adopted by the City Council on _____.

Signed this ____ day of _____ 2024.

Scott Keyser, Mayor

ATTEST:

Christie Teets, CMC
City Recorder

EXHIBIT 1 – PROPOSED AMENDMENT

Existing Language – Black

Proposed Removals – ~~Strikethrough~~

Molalla Municipal Code Table 17-2.2.030 Uses Allowed by Zoning District*

**Uses are abridged to include only applicable provisions*

Uses	Residential Zones				Commercial Zones and Industrial Zones				Public Use	Special Use Standards
	R-1	R-2	R-3	R-5	C-1	C-2	M-1	M-2	PSP	
Bars and Taverns (those established after 2010 shall not be located within 500 feet of another bar or tavern)	N	N	N	N	CU	CU	CU	N	N	
Commercial Retail Sales and Services	N	N	N	N	P	P	N	N	N	

EXHIBIT 2 – FINDINGS OF FACT

MMC 17-4.6.020 Procedure. Except for corrections, amendments to Development Code Text are Legislative (Type IV).

Staff Response: The proposed ordinance is an amendment to Development Code Text and as such follows a Legislative Type IV planning process.

MMC 17-4.1.050(C) Type IV (Legislative Decisions) Procedure.

Proposed Finding: The proposed ordinance was properly and timely noticed in accordance with all applicable laws and regulations as follows:

- 1. The planning official shall notify in writing the Oregon Department of Land Conservation and Development (DLCDC) of legislative amendments at least 35 days before the first public hearing.**

Staff Response: DLCDC notice was provided on November 21, 2023, exceeding the 35-day requirement

- 2. At least 20 days, but not more than 40 days, before the date of the first hearing on an ordinance that proposes to amend the comprehensive plan or any element thereof, or to adopt an ordinance for any zone change, a notice shall be prepared in conformance with ORS 227.175 and mailed to:**
 - a. Each owner whose property would be directly affected by the proposal (e.g., rezoning or a change from one Comprehensive Plan land use designation to another), see ORS 227.186 for instructions;**
 - b. Any affected governmental agency;**
 - c. Any person who requests notice in writing; and**
 - d. For a zone change affecting a manufactured dwelling park, all mailing addresses within the park, in accordance with ORS 227.175.**

Staff Response: Measure 56 notice was mailed to all property owners in M-1, light industrial zoned property and a list of interested parties on November 17, 2023 and again on December 19, 2023 which meets the 20-40 day requirement.

- 3. At least 10 days before the scheduled City Council public hearing date, public notice shall be published in a newspaper of general circulation in the city and the City's website.**

Staff Response: This proposed ordinance was appropriately and timely noticed in the paper and online on 11/29/23, and 11/17/22 respectively; more than 10 days prior to the City Council Public Hearing date of 1/10/24.

MMC 17-4.6.030 Amendments to Code; Criteria

Planning Commission review and recommendation, and City Council approval, of an ordinance amending the Zoning Map, Development Code, or Comprehensive Plan shall be based on all of the following criteria:

- A. If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;***

Proposed Finding: The proposal does not involve an amendment to the Comprehensive Plan.

This criterion is not applicable.

- B. The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning);***

Proposed Finding: Based on the Comprehensive Plan Sections below, this proposal is consistent with the Comprehensive Plan’s intent to brand the city as a “recreational community,” referenced multiple times in Goals 5, 8, and 9, by removing regulatory hurdles from the establishment of bars and taverns within commercial zones. Within the Central Business District & Community Planning Areas (downtown) district, Goal 9 states “*The CBD can accommodate uses such as office, theatres, restaurants, bicycle sales and repair, sports related activities and stores, fly tying shops, gun shops, boat sales, and repair activities. These shops should enhance the City’s concept as a “Recreational Community.”*” To that end, Policy 5 of Goal 9’s Downtown Development and Policies encourages “*Grouping of retail opportunities conducive to pedestrian shopping movement.*” The existing prohibition on new bars and taverns being established within 500 ft of each other runs in contrast to this principle.

By merging the “Bars and Taverns” use with “Commercial Retail Sales and Services” bars and taverns are thus no longer allowed per any permitting process within the M-1 Light Industrial Zone. The Comprehensive Plan offers limited guidance with regards to establishing whether mixed industrial and commercial development is encouraged on light industrial lands. Economic Development Policies 4 and 9 established under Goal 9 of the Comprehensive Plan do account for the need to account for industrial land as follows:

- 4. Ensure Molalla’s planning area contains adequate amounts of industrial and commercial lands for projected growth.*
- 13. The city shall establish and maintain an inventory of industrial and commercial land of a quantity and quality to attract industry to the City of Molalla. The City of Molalla shall maintain a five year supply of vacant and serviced industrial land to comply with the Goal 9 Administrative Rule.*

Thus, the Comprehensive Plan does place a value on preserving industrial land supply for industrial uses to properly ascertain remaining land supply. By removing Bars and Taverns from M-1 industrial zones, land supply for industrial uses is easier to ascertain as it restricts a commercial use from industrial lands.

This criterion is met.

C. *The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code;*

Finding: This proposal corrects an inconsistency in the code in that bars and taverns were subject to different standard from other commercial retail sales and services but a definition for bars and taverns was never established. Without a definition it was impossible to fairly apply a determination that a proposed establishment was a bar or tavern and not another commercial use such as a restaurant or event space that serves alcoholic beverages. Oregon law eliminated the traditional Bar and Tavern use (OAR 845-006-0460) in 2000 by requiring that all establishments that serve alcohol provide food service when alcohol is being sold so it's unclear if any establishments would even apply anymore if a definition did exist. Administration of the "500 foot" rule was likewise discretionary in that the point of beginning for the measurements were never established. Last, the general attitude of the Planning Commission, Council, and community has leaned toward the value of building out the downtown as a "recreational community" as defined in the Comprehensive Plan and away from temperance measures. Both voting bodies unanimously requested that Staff revisit this provision and treat these establishments as "Commercial Retail Sales and Services." The proposal has received no public opposition.

This criterion is met.

D. *The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance*

Finding: This proposal does not significantly affect the Transportation Planning Rule in OAR 660-012-0060 based on Paragraph 9 of the Rule:

(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

(a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;

(b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and

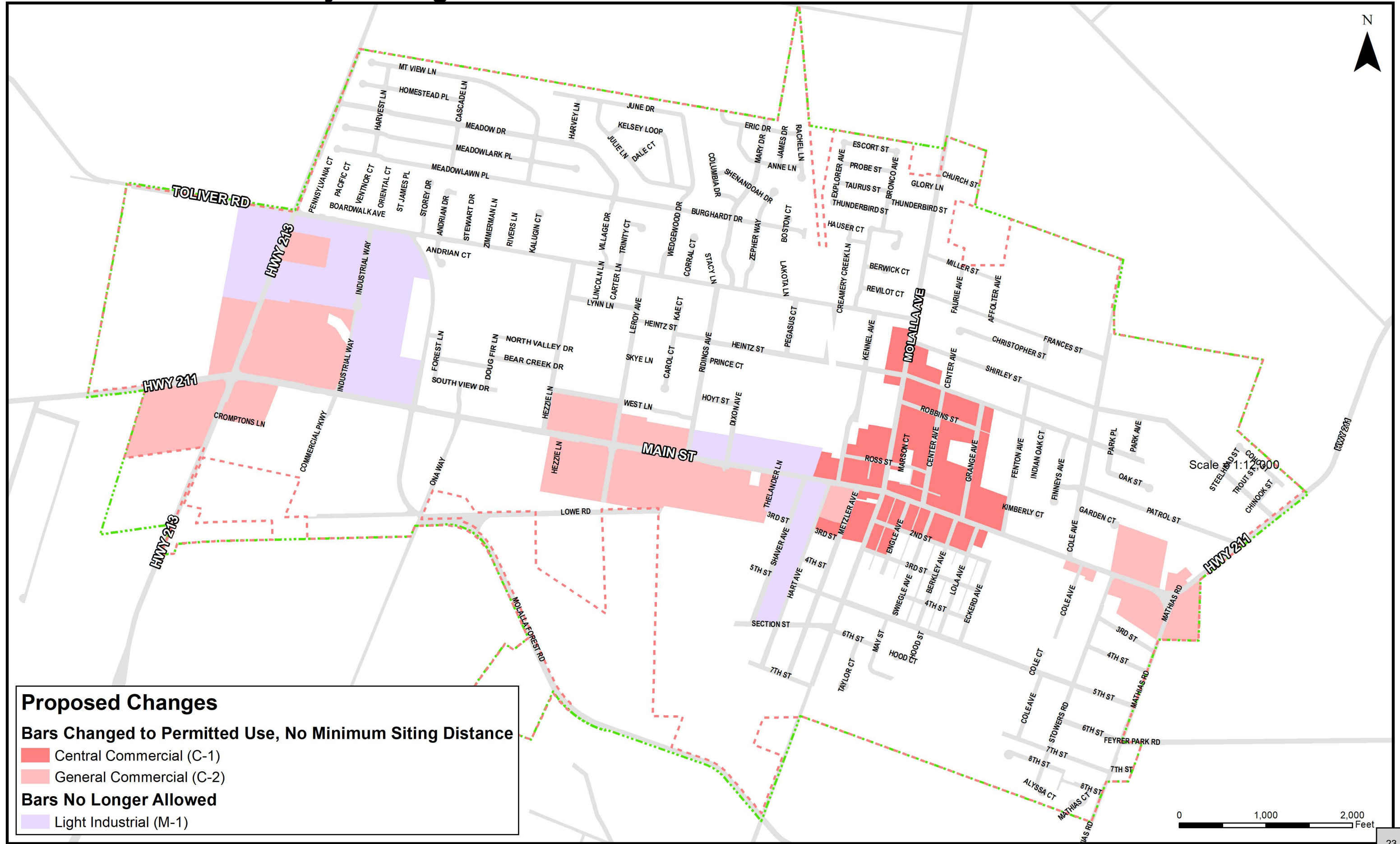
(c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was

exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

No zone change is proposed by the proposed ordinance and bars and taverns are an appropriate commercial use that is accounted for by the Molalla TSP.

This criterion is met.

Areas To Be Affected By Passage Of Molalla Ordinance ORD2024-01





CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: General Discussion

Agenda Date: January 10, 2024

From: Dan Huff, City Manager
Approved by: Dan Huff, City Manager

SUBJECT: Antfarm – Decision of support

FISCAL IMPACT: N/A

RECOMMENDATION/RECOMMEND MOTION: Authorize Mayor Keyser to send a support letter for the Ant Farm to purchase a Molalla property for the purpose of providing Adult and Homeless Services within Molalla.

BACKGROUND:

Molalla Area Vision and Action Plan 2030, Focus Area #4 states *“Molalla is ...a full-service hub of resources.”*

This is one area of the Vision and Action Plan where we have not met the mark.

The Ant Farm and Clackamas County Housing and Community Development have previously asked for the Molalla City Council’s endorsement to open an Adult and Homeless Service Center at 300 E. Main Street. Clackamas County has authorized funding for the Ant Farm to purchase this property to serve various adult populations in this community. The County is requesting an endorsement letter from the City, signed by the Mayor to move forward.

City Staff believes there is a community need for these potential partners. We have struggled in this area within our Police Department, as well as Public Works and Community Development.

Please review the information provided by the Ant Farm describing their services.

Date: January 4, 2024
To: Molalla City Council
From: Two Foxes Singing (Nunpa), Executive Director, AntFarm
Re: AntFarm Request

Good evening,

Thank you for taking the time to get to know me and the organization that I lead. We are excited to be working in rural Clackamas County and we are proud that we come from the communities where we work. As a local organization our work is never done!

As I have shared with you, our services have grown with community need. We listen and observe the need and continuously help problem solve solutions. We love working in partnerships as our work is fully centered in community. I have provided you a nine-page description of AntFarm that is currently what we do. Often, folks are surprised at how many services we offer. Perhaps the greatest explanation of this is that we include all people and we pay attention to what is helpful for different youth and families. This requires for us to be attentive to what we offer.

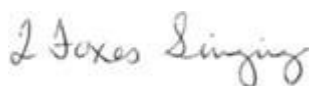
Although we have offered work skills placements to students in Molalla for years, we have not had an office until last January. On January 31, 2024 our lease is up in our current location. As we have expanded our services, we have paid attention to community feedback. Although we have very clear and strong safety procedures in place, we have decided to establish two separate spaces. One space is to house our Youth, Family, and Workforce services and the second space to house our Resource Center. We are currently doing this in Sandy and Estacada. With this awareness, we are actively seeking two buildings for services and supports to the community. This honors community feedback and a way to offer services more directly.

I have two requests of the Molalla City Council. As I have attended the meetings and met with councilors to answer questions, I am sending this formal request.

1. First, AntFarm has been "awarded" funding to establish a local Community Resource Center in each of the towns that we have offices. In Molalla, we have located a building we would like to purchase to provide this service. I would like to request for the council to authorize the Mayor to write a letter to Clackamas County Housing in support of AntFarm to provide this service to Molalla and establish a Resource Center.
2. My second request is to follow-up on discussions I have had several months ago with the city manager about the rent or use of the PAL Building located on Kennel Avenue. In these discussions, review of the previous history of the building including when it was the PAL Building and the Warming Center confirmed the need to allow it to be empty for a while and also for myself and our organization to reach out to the neighbors to listen, problem solve, and evaluate if our organization would be a good fit. We had a community meeting and have been in communication with neighbors ever since with very positive responses. Given the services we have to offer, the need to have a secure Youth and Family office space, and the expiration of our current lease, it seems appropriate for me to make a request of the Council for the City Manager to explore a lease option for AntFarm and this building.

We are a good community partner and we want a space where we can allow our youth and families to engage and be active in many types of activities. We also seek a space that we can offer resources, skills training, and community support. For me, this request I have outlined, is a solution and helps our organization secure the space required to do good work for Molalla.

Thank you for your consideration.



(Nunpa)

Clackamas County
Housing and Community Development Division
Notice of Funding Opportunity # 202301: Supportive Services Resource Center

5.2. Proposer's General Background and Qualifications

Description of the firm AntFarm is located in Sandy, Estacada, and Molalla. As a rural based non-profit organization, we live and work in the communities we support. We support youth, families, and elders to connect and create community through teaching and support. We believe in positive mental health, alcohol and drug recovery, job readiness, healthy leisure activity, problem solving, and community service. Empowering communities to identify problems and create solutions is important to the work we do. We support youth and their families in identifying and achieving their focus and goals. AntFarm is a place where people come together from all walks of life to support each other, where no one is left out. With over 16 active programs in Sandy, Estacada, and Molalla, AntFarm addresses the isolation, barriers, and distance which is significant to supports and resources that can often only be found in the more urban county cities. AntFarm's vision is that all people can be healthy, live with purpose, and be a contributing member of community. Our mission is to create and connect a healthy, purposeful, and compassionate community by providing culturally responsive life-changing learning experiences for youth.

Credentials & experience of key individuals

- Two Foxes Singing, also known as Nunpa, is the Founder and Executive Director of AntFarm. He believes passionately that positive change occurs when the community works together. He celebrates youth as the next generation, seniors as those with life experience, and all community members working together. Nunpa believes we can support each other, regardless of political or personal beliefs, and that we will always find common ground and discover healthy ways to live together.
- Neal Hatley, the Director of Workforce Development, is a licensed contractor who grew up and worked in a family-owned construction business. His previous experience combines contracting with work in special education classrooms to provide strong teaching and management of youth employment projects. He has developed building plans for several AntFarm building projects to include the Estacada Zobrist remodel, Harmony Bakery remodel, and several client projects. He works closely with area electricians, plumbers, and construction firms.
- Juanita Aniceto Vera is the Director of Youth and Family services. "Working with youth and families where I can support them to overcome obstacles for a better future is my passion. I want to make sure that when they wake up, they can smile because they belong to this community; a community full of compassion, of support, of understanding, and a community of culture and acceptance." Juanita oversees Youth and Family Services for Molalla, Estacada, and Sandy. She is a dynamic leader with a listening ear to each community's needs.
- Valerie Salazar previously was the Director of Services for AntFarm. With her recent resignation, she continues to provide leadership in AntFarm's goal to provide a full array of community resources to rural Clackamas County. She worked in youth development programs for many years serving as a champion for young people and their families. She consistently contributes important perspectives on the importance of culture and the value of equity and inclusion. Valerie has years of experience is in

high risk and vulnerable youth outreach and crisis de-escalation, including sex trafficking, gang outreach, homelessness, LGBTQIA+, communities of color, and foster care.

Description of experience with acquisition, construction, and/or rehabilitation, expansion, or other physical improvements to new or existing real property AntFarm is a nonprofit unique to its grassroots rural origin helping local youth and community members to support local Elders. Our first annual budget was \$21,000 and for many years we operated in these humble beginnings. In 2010 we moved into our current location of the AntFarm Café and Bakery in Sandy and with a crew of 7 youth, performed demolition and remodeling of the space. We have designed and completed 3 full capital improvement projects in Sandy and Estacada buildings. We purchased and are now in a full remodel of the Harmony Bakery in Estacada as our fourth project. In addition to the buildings, we have mapped and developed four garden spaces to include greenhouses, raised beds, and a layout for safe services. We have managed each of these projects from start to completion in working with city and county code enforcement, meeting permit requirements, working with subcontractors, and meeting with community members and partners to understand our purpose and intent. Now, 13 years later, our 2023 budget was \$4,700,000 with our 2020-2022 Covid-19 budgets and expenditures totaling over \$14,000,000. AntFarm’s quick response to Covid-19 and the pivot of services demonstrates not only our commitment to our mission, but the ability of our administrative structure to be flexible and solid in providing good services. The acquisition, construction, rehabilitation, and expansion of our properties has been a consistent factor in the growth we have made and the strength in our services.

Although we are a nonprofit service organization, our program design is built upon action through engaging our team, community members, and clients in the work necessary to create our spaces and operate our program. We have often been referred to the organization that conducts “barn raising.” Our leadership has the skill set as well as the credentials to initiate, develop, and implement acquisition, construction, and rehabilitation projects.

Description of the firm’s ability to meet Guiding Principles and Expectations

- **Equity** During recent years, there has been political polarization, racial unrest, and important culture discussions. With racial composition as a factor, the 2020 census data for Sandy, Estacada, and Molalla indicate: 90%-White, 8%-Hispanic, 1%-Asian, .5%-Native Indian & Alaska Native, and .5%-Black or African American. AntFarm demonstrates inclusion in these communities. Our board and team represent many cultures, people of color, LGBTQIA+, and other marginalized people. We actively engage underrepresented people to provide inclusive services. We have consciously chosen to promote women, people of color, LGBTQIA+, and people with different perspectives into leadership. We have identified key support for marginalized people and have consistently provided quality services to include:
 - Nuevo Futuro is translated as “New Future.” Nuevo Futuro is proactive in representing, engaging, and supporting Latinx and Hispanic people and manifesting cross cultural and multigenerational support. Our staff and leadership have prioritized culturally and linguistically specific skills and services with strong Latinx partnerships.
 - Family Centered services are a consistent factor to AntFarm’s service delivery. No matter what the situation is or where the family lives in our community area, we have consistently listened to the need. Often, we experience young people without family support or who are in conflict with their parents, guardians, or family. We work closely with the family to problem solve differences and create solutions for everyone for health and happiness.

- AntFarm Cultural Arts occurs in Estacada and Sandy with the intention of honoring individuality with cultural identity. Specifically, the LGBTQIA+ community in partnership with The Living Room uses this as safe space.
- First People and Native American students from Chemawa Indian School join local youth to work in AntFarm programs. This partnership supports exploration of cultural differences to understand more about each other. Our Executive Director contributed to an Oregon approved Evidence Based Practice for Native American people called "Discovering Our Story." This EBP utilizes traditional storytelling as an important support and intervention.
- **Outcomes** AntFarm fully supports the HCDD goals. We are committed to the eight HCDD goals. AntFarm is uniquely positioned to establish these outcomes in rural Clackamas County as our staff live in the community in which we work. We prioritize hiring local people with lived experience and problem solving with our community members close-to-home solutions. Although always open to utilizing urban resources, we have discovered that local people prefer to remain in their communities.
- **Coordination** Established in the metaphor of Ants working together, AntFarm has over 40 rural partners from all community segments. Local landlords, businesses, churches, community-based organizations, city and county programs, and individuals comprise the backbone of service delivery. We actively participate in monthly coordination meetings including CHA, YHDP partners, Warming Shelter providers, EstacadaConnect, SandyConnect, Safe Kids Coalition, Department of Human Services, Clackamas Workforce Partnership, and various meetings in our three local districts of Oregon Trail School District, Molalla River School District, and Estacada School District.
- **Services** AntFarm is known for many types of services found in rural Clackamas County. These include Basic Needs support, Latinx outreach and home visits, Parenting classes, Outreach and engagement for homeless adults and youth, criminal Expungement clinics, Partner connections such as ODHS office hours, and several types of workforce development internships, apprenticeships, and employment opportunities. We have demonstrated the vital importance of rural service delivery to establish positive relationships and offer many types of resources and services. Our work is person-centered, culturally responsive, trauma-informed, and strengths-based. We accept all people in their life situation with no barriers or judgement. With this full acceptance, our community consistently “shows up”.
- **Participant Voice** AntFarm was established 13 years ago from community voice. The evolution and growth of the organization continues to follow this trajectory. Community members have learned that AntFarm is a place in which their voice will be heard and that action always comes from this dialogue. We host many focus groups and listening sessions for youth and various marginalized populations to continually create an open door and a listening ear.

AntFarm has over 90 employees. 75% of our Leadership team and 82% of our staff has lived experience, including inpatient mental health, incarceration, felonies, discrimination due to sexual orientation and race, gang involvement, sex trafficking, addictions, overdose, and discovery of rehabilitation and recovery. AntFarm also hires and includes youth in decision making at all levels. During the summer we have over 140 youth employees and during the school year we average 20-25 youth employees. The majority of our youth employees are hired with mental health and addictions struggles as well as poverty, racism, and other environmental challenges. Most of the youth employees have multi-level involvement in the juvenile system, disability services, and school programs. We also routinely engage

different aspects of youth community in discussions for feedback and direction in program planning and implementation and have hosted several Clackamas County Youth Advisory Board meetings

- **System-wide Service Delivery Expectations** AntFarm is well respected and an effective community partner. We participate in many local, county, and state meetings to problem solve, share, and establish professional services. Our leadership team has a strong commitment to coordinated and integrated system-wide service delivery. Currently we are a key partner to positive communications with local leadership including the mayors, city councils, and stakeholders in discussions about how to work with homeless people and services that are often misunderstood. AntFarm is committed to positive community building at all levels.

AntFarm will continue to lead and support existing meetings to ensure that all people have appropriate support and services. This not only includes current service providers but also strengthening communication with apartment managers and landlords, local businesses, Chamber of Commerce's, churches, schools, food banks, and other locally based partners in Sandy, Estacada, and Molalla. Empowering information exchange through the partners is a system wide interest in which AntFarm is very committed.

5.3. Scope of Work

1. **Site and location** Our proposal geographical area includes 88% of Clackamas County. As the third largest county in the state, a large rural area is adjacent to the urban Portland Metro area. This geographical area often is underserved. Local resources are unavailable, and transportation is limited. AntFarm's proposal identifies this area outside the urban growth boundary as our focus. The land area is 88% of Clackamas County with 33% of the residents. This proposal addresses the important need for these rural Clackamas County residents to receive equitable housing access and services through supportive and accessible resources.

AntFarm started in the foothills of the Cascades, was re-located into Sandy, and has expanded offices into Estacada, and Molalla. This rural Cascade corridor is where we live and work. AntFarm recognized from the early days that services were often not available and that the transportation to access them was often a greater barrier. This recognition assisted us in consistently problem-solving community needs and organizing ways to address the need and support the people.

In our work over the past 13 years, we have learned that Sandy, Molalla, an Estacada are all "hubs" of rural activity. Although a distance from the urban area of Portland area, residents conduct many of their basic needs in these three towns. Outside of these basic needs, many types of services that can improve quality of life, health, and happiness do not exist in our smaller communities. Therefore, we are identifying three distinct Supportive Services Centers in each of these rural towns as a focus for this proposal.

- a. **Sandy** is located in the foothills of the Cascade Mountains and serves as the western gateway to the Mount Hood Corridor and is located 27 miles east of Portland. It is the closest distance to 50 of Clackamas County's 135 rural communities. Sandy has a

unique geography as there is a steep incline to the Sandy River on the North border, a busy highway 26 as entrances to the East and West, and rural lands to the South. The city was originally settled in 1853 by travelers passing along the Barlow Road. The city subsequently took the name Sandy after the Sandy River, named by Lewis and Clark in 1805. The city was incorporated in 1911 and the city's population saw a significant increase in residents, concurrent with the growth of the Portland metropolitan area. Currently the population is estimated at 12,743. Sandy has experienced a steady flow of new residents. Utilizing the outdoor wilderness areas for shelter, many houseless and homeless people are living in makeshift campsites as well as their personal vehicles. The resource needs are very high.

Given the continual expansion of Sandy, buildings and office spaces are in high demand. As AntFarm has established a very strong presence in Sandy, our Café and Bakery serves as an “unofficial” resource center for our community. In the past two years, we have used the Axis Learning Center in the café as a Warming and Cooling Center. We have also utilized the café as a Portland General Electric and Clackamas County Emergency Operations center during weather and fire related emergencies. We have many community partners work in the café such as ODHS, Clackamas County Juvenile Justice, Clackamas County Social Services, Latino Networking, Church groups, Seniors Clubs, and Mt Hood Community College programs.

As we have been exploring opportunities for rental or purchase in Sandy for over a year, we have found a limited market in Sandy. Several older buildings in town are not listed yet have been offered as potential properties for purchase; all with significant capital improvement needs. In our search, AntFarm has had considerable interest in a building located in the center of town that was previously occupied by Clackamas County Public Health. At the time of this funding opportunity announcement, we initiated a review of our program needs and current finances in assessing this building as potential for our use.

- b. Estacada** is located in the foothills of the Cascades to the west of the Portland Metro area. Estacada came into its own in 1903 with the building of Cazadero Dam and the town became official in 1905. By the 1920s Estacada was a resort destination with a riverside park, dance hall, a grand hotel, stores, saloons, and five electric trolleys daily to and from Portland. Rail use declined with the advent of the automobile and the Great Depression took its toll on agriculture export and tourism. Logging kept the economy vital until the 1970s. Currently, Estacada is returning to its tourism roots with many recreational activities and exploration of six scenic rivers and one million acres of wilderness. Although the area is comprised of beautiful farmland, rivers, and forest, its rural location is isolated from many of the resources and services available to the residents in the local area.

To address the lack of available resources, AntFarm has developed a small resource center downtown that had been utilized for several of our services. Adjacent to the ODHS office, our small building has served as a meeting place for providers, drop-in center for homeless residents, a center for emergency communications, a warming

and cooling center, and many aspects of Resource Centers. We have had an overwhelming positive response to this work from the local community. Given the small size, however, AntFarm has initiated a project on the property purchased with the Estacada restaurant, the Harmony Bakery, to further develop resource support. With a complete redesign and remodel of the space, AntFarm has doubled the size of the restaurant to include open access for meetings, services, and food security programs. These plans follow the positive experience over the past ten years with the AntFarm Café and Bakery in Sandy that unofficially became a seven day a week resource center for residents.

- c. **Molalla** is located in the foothills of the Cascade Range, near the Mount Hood National Forest, 15 miles south of Oregon City and 13 miles from Interstate 5. The town was named after the Molalla River, which in turn was named for the Molala, a Native American tribe that inhabited the area. Molalla is surrounded by farms and rural residential development. There are many rock quarries, and thousands of acres of private timberlands, that feed natural resource materials into the economy. Several of the tree farms are managed for totally maintained and sustained forest. The current population is 10,201 and known to be continually growing.

In the three local communities, Molalla is known for the loudest voice in concern over the homeless residents. In 2021-2023, community members addressed the city council with several concerns about the city leasing a building for a local warming center and its operation. The community discussions eventually resulted in the city discontinuing the lease and closing the availability of a warming center. AntFarm has served as a community mediator in many of these discussions with the re-introduction of homeless and housing navigation services. During the extreme heat in August of 2023, AntFarm supported over 50 houseless individuals. In doing so, we have had open community discussions and a positive experience. We assisted in moving individuals to Canby for their cooling needs.

Our goal in Molalla is to create spaces that will serve the community. We are investigating spaces where we can have a full array of supports and resources for youth and families as well as services to housing unstable people and a full workforce development program. Currently we are evaluating two separate spaces to offer these services.

2. **Project description** AntFarm intends to utilize these specific spaces to serve as Community Resource Centers. We currently provide this support and services in all three rural towns, yet we have limited space with competing interest. This proposal increases access and availability for all community members with the appropriate allocation of space in all three communities.

These spaces will allow for increased connection for community members in the areas of:

- a. Rapid Rehousing and Long-Term Housing
- b. Public benefits such as OHP, SNAP, and WIC
- c. Access to domestic violence quick response

- d. Access to behavioral health
- e. Access to alcohol and drug mentors
- f. Access to Care Coordination Services
- g. Access to educational and employment supports and services
- h. Access to Basic Needs Supports and Life Skills Training
- i. Access to healthy meals and food

3. Program Description

Although AntFarm has consistently responded to community needs throughout the past 13 years, our Emergency Management and Housing team was developed in 2022-2023 in response to Covid-19, wildfire emergencies, climate emergencies, and a significant rise in homeless and at-risk for eviction community members. A strong response from AntFarm was during the height of Covid-19 by providing rent assistance for eviction prevention. We provided \$13 million in funding to maintain housing for approximately 1,600 households.

We have worked hard to integrate ourselves in the Clackamas County Youth Services, Family Support Services, and the Housing Continuum of Care, ensuring several staff across divisions have access to HMIS, establishing regular attendance at the county and local meetings, and ensuring our case managers have the ability to complete required assessments and make referrals with their clients.

Within the past three months our housing outcomes are many: (1) the three local community governments including elected officials, community centers, parks and recreation teams, and sheriff and police departments are actively engaged and strategic partners in planning, developing, and implementing services, (2) AntFarm has secured 20 residential units in the new low-income construction developments opening soon in Estacada and Molalla, in addition to connection to other new low-income housing developments and organizations processing various types of housing vouchers (3) We have engaged 175 individuals identified as homeless or housing unstable and have intervened in 164, (4) we have created three separate safe spaces for approximately four dozen community members per day during the hot weather crisis, including providing hotel vouchers for 27 households, and (5) we have assisted 101 housing unstable or homeless community members with accessing basic needs ARPA funding, (6) we have assisted approximately 25 community members get connected to ODHS benefits. Between all of these services offered to our homeless and housing unstable community members, we have housed 15 individuals in the past three months.

It is expected that AntFarm will receive a substantial amount of funding from the EO-RRH program to allow for high-impact service provision, such as placement and rental assistance and barrier-busting financial support. We expect this funding will allow us to end approximately 45 households' current instance of unsheltered homelessness between the date of this submission and January 2024.

AntFarm intends to offer the following services to all community members:

a. Rapid Re-Housing and Long-Term Housing – These spaces will create the dedicated space to meet with clients and work on rapid re-housing and long-term housing goals. Each space will become a Hub for these case management and life skills discussions and training. It is our intention to provide space for completing CHA assessments on a drop-in basis, providing a neutral location for landlord-tenant mediation to occur, hosting staff from other agencies completing voucher services, hosting events and trainings for the community regarding fair housing, landlord-tenant law, and conducting in-person RentWell courses. We will dedicate space at each of the resource centers to mail services our homeless and housing unstable clients.

b. Public benefits such as OHP, SNAP, and WIC (as well as many other public benefit programs). AntFarm currently partners with ODHS to have outreach workers available in our locations. Due to competing space and time issues, we currently can only provide these services one or two days a week. ODHS has requested more opportunities to be on site. These spaces will allow expansion of this coverage.

c. Access to domestic violence quick response Currently AntFarm is working with Clackamas Women’s Services to utilize a partial position in Sandy in our space. We are also reviewing continued options for the other two sites.

d. Access to behavioral health In discussions in Sandy and Estacada, there are several behavioral health partners interested in office hours to create accessibility with rural clients. We have not been able to offer this due to limited space.

f. Access to alcohol and drug mentors AntFarm currently works with two Alcohol and Drug service providers (4D Recovery and NWFS) that would like more access to our services. We have been in discussion about sharing space for this purpose. AntFarm currently hosts a 12-step program in Sandy and has been approached to bring a 12-step program to Molalla and Estacada.

g. Access to Care Coordination Services Currently we are meeting to learn more about access to Care Coordination Services for rural Clackamas County. As we develop these partnerships, we will ensure increased access to care coordination occurs.

h. Access to educational and employment support and services AntFarm provides workforce development support and training for any young person through the age of 24. We are currently expanding this service and working with Clackamas Workforce Partnership to ensure a seamless support system is in place for employment and education support.

j. Access to Basic Needs Supports – We currently provide basic survival needs such as hygiene needs, sleeping bags, flashlights, and other supports. We intend to provide these services out of these spaces and expand service provision in this area,

including access to haircuts, showers and laundry facilities.

k. Access to healthy meals and food – Initiated in Estacada at the Harmony Bakery, a meal voucher program was established in the community for a hot meal. We intend to explore various options to provide these meals. For many years prior to Covid-19, AntFarm provided all of the salad materials from the Youth Gardens for a weekly community meal.

l. Warming and Cooling centers - This proposal builds the capacity to have Warming and Cooling Centers in all three towns as the space will meet all fire code and compliance requirements. We are not, however, supporting a Warming or Cooling Center in Molalla at this time due to the experience the community has gone through. AntFarm is dedicated to problem solving how to serve those clients without a specific center in the city of Molalla.

4. **Community Engagement** Perhaps one of the most significant and important aspects of our work with at-risk community members is assisting our communities to learn and understand more about the lives of at risk people and how services can benefit the community. Sandy, Estacada, and Molalla have experienced an uptick in challenging communications and beliefs actively working to stop support and services of homeless people. These beliefs have been formed in a political landscape and through observation of Portland and our urban neighbors' experience with homeless people. Rural Clackamas County often views homeless services with concern and fear of increased homeless camps, increased addictions, crime, and mental health crisis. There is a prevalent belief that if “we build it, they will come” with a large influx of people from Portland coming to be homeless in our rural communities. We are committed to ensuring our local communities are heard and respected in the process of all housing and homeless services. We are also very committed to triaging all needs to ensure that the Resource Center serves local people, redirecting those from outside the area.

AntFarm has a solid and valued relationship with the police, city managers, city mayors, and city councils of Sandy, Estacada, and Molalla. We have years of community engagement and relationships connecting many different issues and solutions. We are trusted. Leveraging our relationships and trust is what we do as we believe strongly that we must engage all community members with discussion, focus groups, community partnerships and agreements, and various types of training and education. Our relationships with our communities is important to us. Currently, AntFarm’s Executive Director meets routinely with elected officials and local police officers. In Sandy, AntFarm has a direct crisis line for the police department to problem solve and receive assistance for homeless individuals. In Molalla, our housing team does daily routine patrols of city streets and parks providing support to our community members. Our youth CommunityConnect team currently cleans bathrooms in all city parks in Molalla, providing great engagement and connections to community members including the homeless population.

AntFarm is an active and interactive community member that is making a difference in rural Clackamas County. We believe that having solid bricks and mortar spaces will strengthen the work we do. We are excited to create easily accessible and resource strong services.



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: General Discussion – Pal Building Use

Agenda Date: January 10, 2024

From: Dan Huff, City Manager
Approved by: Dan Huff, City Manager

SUBJECT: Antfarm – Authorize Lease Agreement

FISCAL IMPACT: N/A

RECOMMENDATION/RECOMMEND MOTION: Authorize Staff to develop a lease agreement authorizing Ant Farm use of the Pal Building for Youth and Family Services.

BACKGROUND:

This is a new but anticipated request for the Council to consider, authorizing Staff to enter discussions with Ant Farm to lease/rent the Pal Building located at 209 Kennel Avenue for the purpose of providing Youth and Family Services. The specific description of proposed Ant Farm services and request is included with this e-mail.

Through Council's authorization Staff will develop an agreement for Council consideration at a future meeting. This request is for the purpose of providing Youth and Family Services and does not include establishment of a Warming Center.



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: General Business

January 10, 2024

From: Mac Corthell, Assistant City Manager
Approved by: Dan Huff, City Manager

SUBJECT: Molalla National Hazard Mitigation Plan 2024

FISCAL IMPACT: N/A

RECOMMENDATION/RECOMMEND MOTION: Consensus to support the 2024 Molalla NHMP and distribute for public comment.

BACKGROUND:

The Disaster Mitigation Act of 2000 and the regulations in 44 CFR 201 require jurisdictions to maintain an approved NHMP in order to receive FEMA Hazard Mitigation Assistance funds for mitigation projects.

Molalla's NHMP is developed as part of the Clackamas County NHMP along with several other jurisdictions in Clackamas County including every City and some Special Districts (e.g. Clackamas Fire).

All of the individual plans (addenda) are compiled and submitted to Oregon Department of Emergency Management for review. Once the ODEM review is complete, the plan is submitted to FEMA for final review and approval. Once FEMA has approved the plan it comes back to the individual jurisdictions for adoption of their portion.

The Goals of the NHMP Program are:

1. Protect Life and Property |
2. Enhance Natural Systems |
3. Augment Emergency Services
4. Encourage Partnership in Implementation |
5. Promote Public Awareness

PROCESS:

Every 5-7 Years review and revise City's portion of Clackamas County NHMP:

1. Assemble a Technical Advisory Committee - **COMPLETE**
2. Review Existing Plan - **COMPLETE**
3. Update/Revise Existing Plan as Applicable - **COMPLETE**
4. Submit to County for Review - **COMPLETE**
5. Respond to/Implement Comments from County - **COMPLETE**
6. Publish and Distribute Draft NHMP for Public Review and Comment – **CURRENT STEP**
7. Submit Draft NHMP to ODEM for review/approval.
8. Submit Draft NHMP to FEMA for review/approval.
9. Submit Draft NHMP to City Council for final approval/adoption.

City of Molalla Addendum to the Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan



Photo Credit: City of Molalla

Effective:

April XX, 2024-April XX, 2029

Prepared for
The City of Molalla

Updated:

[Date], 2024, (Resolution # 2024-xx)
January 22, 2020, (Resolution # 2020-02)
August 25, 2012 (amended October 28, 2015, Res. # 2015-11).
[date of first FEMA approval] 2009 [OPDR to add]



This Natural Hazard Mitigation Plan was prepared by:



With support from:



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OREGON

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Policy and Management

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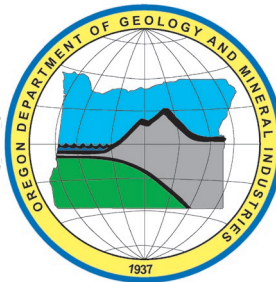


FEMA

Federal Emergency Management Agency (FEMA)

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Purpose

This is an update of the Molalla addendum to the Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan (NHMP). This addendum supplements information contained in Volume I (Basic Plan) which serves as the NHMP foundation and Volume III (Appendices) which provide additional information. This addendum meets the following requirements:

- Multi-Jurisdictional **Plan Adoption** §201.6(c)(5),
- Multi-Jurisdictional **Participation** §201.6(a)(3),
- Multi-Jurisdictional **Mitigation Strategy** §201.6(c)(3)(iv) and
- Multi-Jurisdictional **Risk Assessment** §201.6(c)(2)(iii).

Updates to Molalla’s addendum are further discussed throughout the NHMP and within Volume III, Appendix B, which provides an overview of alterations to the document that took place during the update process.

Molalla adopted their addendum to the Clackamas County Multi-jurisdictional NHMP on [DATE TBD, 2024]. FEMA Region X approved the Clackamas County NHMP on [DATE TBD, 2024] and the City’s addendum on [DATE TBD, 2024]. With approval of this NHMP the City is now eligible to apply for the Robert T. Stafford Disaster Relief and Emergency Assistance Act’s hazard mitigation project grants through [DATE TBD-1, 2024].

NHMP Process, Participation and Adoption

This section of the NHMP addendum addresses 44 CFR 201.6(c)(5), *Plan Adoption*, and 44 CFR 201.6(a)(3), *Participation*.

In addition to establishing a comprehensive community-level mitigation strategy, the Disaster Mitigation Act of 2000 (DMA2K), and the regulations contained in 44 CFR 201, require that jurisdictions maintain an approved NHMP to receive federal funds for mitigation projects. Local adoption, and federal approval of this NHMP ensures that the city will remain eligible for pre- and post-disaster mitigation project grants.

The Oregon Partnership for Disaster Resilience (OPDR) at the University of Oregon’s Institute for Policy Research, and Engagement (IPRE) collaborated with the Oregon Office of Emergency Management (OEM), Clackamas County, and Molalla to update their NHMP.

The Clackamas County NHMP, and Molalla addendum, are the result of a collaborative effort between citizens, public agencies, non-profit organizations, the private sector, and regional organizations. The Molalla HMAc guided the process of developing the NHMP.

Convener

The Molalla City Manager or designee serves as the NHMP addendum convener. The convener of the NHMP will take the lead in implementing, maintaining, and updating the addendum to the Clackamas County NHMP in collaboration with the designated convener of the Clackamas County NHMP (Clackamas County Resilience Coordinator).

Representatives from the City of Molalla HMAC met formally and informally, to discuss updates to their addendum (Updated Appendix). The HMAC reviewed and revised the City's addendum, with focus on the NHMP's risk assessment and mitigation strategy (action items).

This addendum reflects decisions made at the designated meetings and during subsequent work and communication with Clackamas County Resilience Coordinator, and the OPDR. The changes are highlighted with more detail throughout this document and within Volume III, Appendix B. Other documented changes include a revision of the City's risk assessment and hazard identification sections, NHMP mission and goals, action items, and community profile.

The Molalla HMAC was comprised of the following representatives:

City of Molalla:

- Convener, City Manager, Dan Huff
- PW Operations Manager, Andy Peters
- PW Maintenance Section Manager, Adam Shultz
- Police Lieutenant, Bobby Call
- Police Chief, Chris Long
- Waste Water Treatment Manager, Seth Kelly
- Water Treatment Manager, Katie Niece
- Assistant City Manager, Mac Cortshell
- Healthy Sustainable Communities, Jon Legarza (Consultant)

Molalla Fire District:

- Chief, Vince Stafford
- Fire Lieutenant, Mike Everhart
- Fire Lieutenant, Mike Penunuri

Molalla River School District:

- Superintendent, Tony Mann
- Finance Director, Keith McClung

Clackamas County Emergency Management:

- Daniel Nibouar
- Molly Caggiano

Molalla Buckeroo Association:

- Board Chair, Tim Anderson

South Clackamas Transit District:

Executive Director, Mike Strauch

The HMAC served as the local review body for the NHMP update.

NHMP Implementation and Maintenance

The City Council will be responsible for adopting the Molalla addendum to the Clackamas County NHMP. This addendum designates a HMAC and a convener to oversee the development and implementation of action items. Because the City addendum is part of the County's multi-jurisdictional NHMP, the City will look for opportunities to partner with the County. The City's HMAC will convene after re-adoption of the Molalla NHMP addendum on an annual schedule. The County is meeting on a semi-annual basis and will

provide opportunities for the cities to report on NHMP implementation and maintenance during their meetings. The convener will serve as the conveners and will be responsible for assembling the HMAC. The HMAC will be responsible for:

- Reviewing existing action items to determine suitability of funding;
- Reviewing existing and new risk assessment data to identify issues that may not have been identified at NHMP creation;
- Educating and training new HMAC members on the NHMP and mitigation actions in general;
- Assisting in the development of funding proposals for priority action items;
- Discussing methods for continued public involvement;
- Evaluating effectiveness of the NHMP at achieving its purpose and goals (use Table 26, Volume I, Section 4, as one tool to help measure effectiveness); and
- Documenting successes and lessons learned during the year.

The HMAC will be responsible for the following activities described in detail in Volume I, Section 4:

The jurisdiction will utilize the same implementation and maintenance process identified in Volume I, Section 4.

The jurisdiction will provide continued public participation during the plan maintenance process through periodic presentations to elected officials, public meetings, postings on social media, and/or through interactive content on the jurisdiction's website (for more information see Volume I, Section 4).

The jurisdiction will utilize the same action item prioritization process as the County (for more information see Volume I, Section 4 and Volume III, Appendix E).

Implementation through Existing Programs

This NHMP is strategic and non-regulatory in nature, meaning that it does not necessarily set forth any new policy. It does, however, provide: (1) a foundation for coordination and collaboration among agencies and the public in the city; (2) identification and prioritization of future mitigation activities; and (3) aid in meeting federal planning requirements and qualifying for assistance programs. The mitigation plan works in conjunction with other city plans and programs including the Comprehensive Land Use Plan, Capital Improvements Plan, and Building Codes, as well as the Clackamas County NHMP, and the State of Oregon NHMP.

The mitigation actions described herein (and in Attachment A) are intended to be implemented through existing plans and programs within the city. Plans and policies already in existence have support from residents, businesses, and policy makers. Where possible, Molalla will implement the NHMP's recommended actions through existing plans and policies. Many land-use, comprehensive and strategic plans get updated regularly, allowing them to adapt to changing conditions and needs. Implementing the NHMP's action items through such plans and policies increases their likelihood of being supported and implemented. Implementation opportunities are further defined in action items when applicable.

Capability Assessment

The Capability Assessment identifies and describes the ability of the City of Molalla to implement the mitigation strategy and associated action items. Capabilities can be evaluated through an examination of broad categories, including: existing authorities, policies, programs, funding, and resources.

Existing Authorities

Hazard mitigation can be executed at a local scale through three (3) methods: integrating hazard mitigation actions into other local planning documents (i.e., plan integration), adopting building codes that account for best practices in structural hardening, and codifying land use regulations and zoning designations that prescribe mitigation into development requirements. The extent to which a municipality or multi-jurisdictional effort leverages these approaches is an indicator of that community's capabilities.

Comprehensive Plan

Molalla addresses Statewide Planning Goal 7 Natural Hazards as part of their Comprehensive Plan Element, Natural Hazards. This plan was adopted in 2014. It identifies three potential natural hazards – flooding associated with the Molalla River, slope hazards, and earthquakes, associated with weak foundation soils. The Natural Hazard Policies recognize the adoption of the joint Molalla/Clackamas County Hazard Mitigation Plan. Hazard assessments and mapping from the NHMP are used to help determine the suitability of a location for development. Policy #5 states that “the City shall continue to work cooperatively with Clackamas County to implement that plan.”

Land Use Regulations

Existing land use policies that define zoning and address hazardous conditions provide another source of mitigation capability.

Title 13 – Public Services

The City of Molalla Municipal Code, Title 13-Public Services provides requirements for the protection of the City's storm drainage system by reducing illegal discharge and cross connections.

Title 17 – Development Code

The City of Molalla completed and adopted revisions to the City of Molalla Development Code on October 11, 2017. Code sections uphold water quality efforts, protect, and enhance significant wetlands and floodplains in the Molalla Natural Features Inventory (Water Resources Overlay, 17-2.4.030), and establish requirements for development on steep slopes and expansive soils. Subdivision regulations are also part of this code, which requires adequate drainage to reduce exposure to flood damage and improve water quality (17-4.3) and avoidance of natural hazards in master plan layout (17.4.8-040).

Title 21 – Additional Regulations

The City of Molalla Municipal Code, Title 21-Additional Regulations includes provisions for excavation, fills, grading, and erosion control.

The Community Development Department is composed of the Planning, Parks & Recreation, Public Works, Economic Development and Code Compliance. The Molalla Community Development Department is the oversight entity for all matters related to long range planning, development review, and code enforcement. It is responsible for the administration of state, county, and local land use policies and regulations as they relate to the preservation and quality development of property lying within the city limits and urban growth boundary (UGB). The Planning Division is also responsible for administering and maintaining the Molalla Comprehensive Plan and Community Development Code. They work closely with the County and neighboring jurisdictions to ensure plans are aligned.

Structural Building Codes

The Oregon Legislature recently adopted updated building codes for both residential (2023 adoption) and commercial structures (2022) since the last update of this Plan. These building codes are based on the

2021 version of the International Building Code, International Fire Code, and International Existing Building Code.

The Molalla Community Development Department contracts with the Clackamas County Building Department to administer and enforce the 2022 Oregon Structural Specialty Code. The Molalla Fire District administers the 2022 Oregon Fire Code. As a result, both new residential and commercial structures will be required to build according to the latest seismic and wind hardening standards in addition to requiring fire resistant building materials for those structures constructed in proximity or within the WUI.

Public Works

The City of Molalla Public Works Division is part of the Community Development Department, and is composed of the Engineering Section, the Maintenance Section, the Water Section, and the Wastewater Section. They are responsible for surface water management, water treatment and delivery, wastewater collection and treatment, street maintenance, and public facilities maintenance. Much of their work is associated with the reduction of hazards to the community and the implementation of resilience measures.

2017 Molalla Standard Specifications for Public Works Construction

Public Works standards are part of the regulatory policies used to implement many resilience measures, including Erosion Prevention and Sediment Control (1.18.4), General Design Requirements (Stormwater (3.1.2), Water Quality Facility Design Standards (3.5.1), etc.

City Administration

The City Council of Molalla has the responsibility of developing and adopting the annual city budget. Integrating hazard mitigation goals and projects into the annual budget is key to implementing the plan. The City Council tries to broadly address resilience planning needs while it determines city and departmental priorities and looks for multiple-impact projects wherever possible. They also work with staff to apply for federal and state grant funding to pursue larger projects that are outside of general fund capacity.

Policies and Programs

This Plan directs Molalla and Clackamas County to explore integration into other planning documents and processes. Molalla has made significant progress in integrating the NHMP into its portfolio of planning processes and programs over the last five years.

Transportation System Plan (2018)

Goals include: minimize and/or mitigate the effects of transportation projects and systems on natural resources and systems; preserve and maintain the existing transportation system assets to extend their useful life; and address existing and potential future safety issues.

Wastewater Facility and Collection System Master Plan (2018)

This document updated the City's most recent Wastewater Facility Plan, adopted in 2000. It was necessary to satisfy conditions stipulated in a Mutual Agreement Order with the Oregon Department of Environmental Quality (DEQ) over violations of the City's NPDES permit. It quantifies existing loads, evaluates existing infrastructure, identifies deficiencies, and contains a comprehensive Capital Improvement Plan for the next twenty years.

Water Management, Conservation and Water System Master Plan (2021)

This Water Management, Conservation and Water System Master Plan (WMCWSMP) was compiled to provide guidance to address the City of Molalla’s future water needs. This Plan summarizes the components of the existing water distribution system, analyzes local water demand patterns, evaluates the performance of the water system with respect to critical service standards, and identifies the improvements necessary to remedy system deficiencies and accommodate future growth. This Plan recommends specific projects to the water distribution system for inclusion in the City of Molalla’s Capital Improvement Plan (CIP).

Capital Improvement Plan (2022-2027)

The Capital Improvement Plan (CIP) is the primary tool used by the City in determining the Capital Improvement Fund Budget Proposal. The 5-year CIP is created using the master planning documents from each system, staff knowledge of needs that have arisen since master plan adoption, and community input as provided by the City Council. The CIP is essentially a tool that the Council uses to provide staff with marching orders for Capital Improvements; it aids staff in planning, budgeting, and managing growth and development of the City’s infrastructure systems in accordance with best practices and community need.¹

TMDL Plan (2022)

The City maintains a Total Maximum Daily Load (TMDL) Plan (updated in 2022). The Total Maximum Daily Load (TMDL) program is intended to comply with the Willamette Basin TMDL order and to meet pollutant load allocations for the Molalla-Pudding Subbasin. The goal of this Implementation Plan is to minimize and reduce temperature, bacteria, and mercury contributions to surface waters within Molalla. The NHMP actions are incorporated into this document as appropriate. Example projects include participation in regional stormwater outreach projects, staff training on pollution control, and street cleaning after major storm events.

Community Wildfire Protection Plan (2024)

The Clackamas County Community Wildfire Protection Plan (CWPP) will be incorporated into this Plan as a functioning annex and into the City’s Capital Improvement Plan. The CWPP is expected to be adopted in early 2024.

Personnel

The following Molalla personnel have assignments related to natural hazard mitigation planning and implementation:

Emergency Management: City Manager

Public Information Officer: City Manager

Floodplain Manager: Community Development Director

Grant writing (for Public Works or emergency management): Community Development Director

Capital improvement planning: Community Development Director

Capital improvement execution: Engineering Section Manager

Molalla does not have any employees solely designated to Emergency Management or Mitigation. These personnel integrate hazards and resilience planning into their greater work programs to the best of their abilities. However, there is limited capacity to expand upon their capabilities or workloads.

¹ City of Molalla Staff Report, Resolution 2022-03 Adopting a 5-year Capital Improvement Plan (CIP), dated April 27, 2022.

Capital Projects

Molalla has implemented recommendations from the last NHMP into its capital improvement projects over the last 5 years, including:

The following mitigation-related or resilience projects have been completed since 2018²

- Transportation System Master Plan Update (2018)
- Recycled Water Reuse Plan Update (2018)
- Wastewater Facility and Collection System Master Plan Update (2018)
- WWTP O&M Manual Update (2019)
- Fenton Avenue Sewer Replacement (2019)
- Fenton Avenue Sewer Replacement (2020)
- Patrol Street Sewer Replacement (2020)
- WWTP New Headworks Screen (2020)
- Molalla Ave PS Sewer Replacement (2021)
- Sewer Line installation on S Leroy Ave (2022)
- City Hall Public Sewer Line Replacement (2022)
- Molalla Avenue Waterline Improvements (2018)
- WTP Security Fencing and Gate Improvements (2018)
- Faurie Avenue Waterline Replacement (2018)
- Fenton Avenue Waterline Replacement Ph 1 (2019)
- Fenton Avenue Waterline Replacement Ph 2 (2020)
- Patrol Street Waterline Replacement Ph 2 (2020)
- Trout Creek Monitoring Station (2020)
- WTP New 2MGD Filtration Unit (2021)
- WTP Sodium Hypochlorite and SCADA Upgrades (2021)
- Water Management, Conservation, and Water System Master Plan (2021)
- Comprehensive Leak Analysis (2021)
- Water Main Upsize at Cascade Center (2022)
- City Shops/Elementary School to WWTP Waterline Replacement (2022) Stormwater
- Molalla Avenue Stormwater Improvements (2018)
- Ross Street Stormwater Improvements (2018)
- 5 YR TMDL Implementation Plan (2018)
- City Shops Bioswale (2020)
- Creamery Creek Storm Culvert Improvement (2021)
- Mercury TMDL Implementation Plan (2022)
- Clark Park Improvements Phase 4 (2022)
- Public Works Shops (2020)
- City Hall Remodel – Phase 3 (2021)
- New Police Facility Land Acquisition (2021)
- City Hall Remodel – Phase 4 (2022)
- Civic Center Remodel – Phase 1 (2022)

Ongoing projects that enhance the City’s resilience include:

- Wastewater Treatment Plant Upgrade
- New Police Facility
- Undergrounding of all new utilities

² City of Molalla 2022-2026 Capital Improvement Plan, adopted by Resolution 2022-03.

Proposed projects that relate to hazard mitigation and resilience within the next five years include:

- Pump station improvements
- New raw water intake
- Tank replacement (2 million gallon reservoir)
- Stormwater Master Plan Update
- Parks Master Plan Update
- Seismic retrofit of 1.5 million gallon reservoir structure

Mitigation Successes

The community has several examples of mitigation success including the following projects funded through FEMA [Hazard Mitigation Assistance](#) and the Oregon Infrastructure Finance Authority's [Seismic Rehabilitation Grant Program](#)³.

FEMA Funded Mitigation Successes

- None identified

Seismic Rehabilitation Grant Program Mitigation Successes

- 2019: Clarkes Elementary School (\$2,498,235)
- 2017: Molalla Fire District Station 82 (\$1,189,967)

Capital Resources

Molalla maintains several capital resources that have important roles to play in the implementation of the natural hazard mitigation plan.

Critical facilities with power generators for use during emergency blackouts: 3 lift stations, water treatment plant, wastewater treatment plant, City Hall

Food pantries: Foothill Church, Molla River School District

Fueling storage: 2,000 gallon diesel fueling storage bladder at Public Works Shop

Findings

Several important findings from this capability assessment informed the design of the Plan's mitigation strategy and aided in prioritizing action items.

Staffing Limitations and Capacity

Molalla staff are assigned hazard mitigation responsibilities as a (small) part of their larger job responsibilities. Restricted capacity reduces the breadth of the programming the community can undertake in any year. The city relies upon its relationships with the County and other cities within its region to expand its operations.

Reliance upon outside funding streams and local match requirements

Molalla operates on a limited budget with many conflicting priorities. This leaves few opportunities for using local financial resources to implement hazard mitigation work. They lean heavily upon state and federal grant funds as the primary means for securing mitigation funding. Hazard mitigation grants such

³ The Seismic Rehabilitation Grant Program (SRGP) is a state of Oregon competitive grant program that provides funding for the seismic rehabilitation of critical public buildings, particularly public schools, and emergency services facilities.

as HMGP and BRIC require 10-25% local funding match, as well as extra staff capacity and expertise to navigate the application process and manage the funding.

Leveraging Partnerships with Public and Nonprofit Entities

Regional planning displayed in Community Wildfire Protection Planning process demonstrates the City's ability to effectively share information and identify priority needs.

Mitigation Plan Mission

The 2024 HMAC reviewed the previous NHMP Mission and Goals in comparison to the State NHMP Goals and determined that they would make necessary updates to include references to community lifelines and to advance equity and inclusion in hazard mitigation.

The NHMP mission states the purpose and defines the primary functions of NHMP. It is intended to be adaptable to any future changes made to the NHMP and need not change unless the community's environment or priorities change.

The mission of the NHMP is to:

Enhance county resiliency and capacity to address natural hazards by promoting sound public policy and effective mitigation strategies designed to equitably reduce risk and impacts on community members, community lifelines, historic and cultural resources property, and ecological systems.

This can be achieved by increasing public awareness, documenting the resources for risk reduction and loss-prevention, and identifying activities to guide the county towards building a safer, more sustainable community.

Mitigation Plan Goals

Mitigation plan goals are more specific statements of direction that residents and public and private partners can take while working to reduce the risk from natural hazards. These statements of direction form a bridge between the broad mission statement and action items. The goals listed here serve as checkpoints as agencies and organizations begin implementing mitigation action items.

Meetings with the HMAC, previous hazard event reports, and the previous NHMPs served as methods to obtain input and identify priorities in developing goals for reducing risk and preventing loss from natural hazards.

All the NHMP goals are important and are listed below in no order of priority. Establishing community priorities within action items neither negates nor eliminates any goals, but it establishes which action items to consider implementing first, should funding become available.

Goal 1: Protect Life and Property

- Develop and implement mitigation and climate adaptation projects and policies that aid in protecting lives by making homes, businesses, community lifelines, and other property more resilient to natural hazards and impacts from climate change.
- Establish mitigation projects and policies that minimize losses and repetitive damages from recurring disasters while promoting insurance coverage for severe hazards.

- Improve hazard identification and risk assessment information to inform and provide recommendations for enhanced resilience in new development decisions and promote preventative measures for existing development in areas vulnerable to natural hazards.

Goal 2: Enhance Natural Systems

- Incorporate natural hazard mitigation planning and activities into watershed planning, natural resource management, natural systems enhancement, and land use planning to protect life, property, and ecological system.

Goal 3: Augment Emergency Services

- Strengthen emergency operations by enhancing communication, collaboration, and coordination of natural hazard mitigation activities and policies across agencies at all levels and regions of government, sovereign tribal nations, and the private sector.

Goal 4: Encourage Partnerships for Implementation

- Improve communication, coordination, and participation among and with public agencies, community members, community lifelines, and private sector organizations to prioritize and implement hazard mitigation activities and policies.
- Enhance efforts toward identifying and optimizing opportunities across state agencies, surrounding communities, and private entities for resource sharing, mutual aid, and funding sources/support.

Goal 5: Promote Public Awareness

- Build community resilience and awareness and reduce the effects of natural hazards and climate change through community-wide engagement, collaboration, resource-sharing, learning, leadership-building, and identifying mitigation project-related funding opportunities.

Goal 6: Advance Equity and Inclusion

- Mitigate the inequitable impacts of natural hazards by prioritizing the directing of resources and efforts to build resilience and engagement in the most vulnerable communities least able to prepare, respond, and recover.
- Strengthen efforts aimed at increasing engagement, outreach, and collaboration with community and cultural organizations and agencies that are dedicated to providing services and support to vulnerable and underserved communities.

Mitigation Strategy

This section of the NHMP addendum addresses 44 CFR 201.6(c)(3(iv), *Mitigation Strategy*.

The City’s mitigation strategy (action items) was first developed during the 2009 NHMP planning process and revised during subsequent NHMP updates. During these processes, the HMAAC assessed the City’s risk, identified potential issues, and developed a mitigation strategy (action items).

During the 2023 update process, the City re-evaluated their mitigation strategy (action items). During this process action items were updated, noting if the action is complete, not complete and whether the actions were still relevant; any new action items were identified at this time (see Attachment B for more information on changes to action items).

Action Items

Table MO-1 documents the title of each action along with, the lead organization, partners, timeline, cost, and potential funding resources. The HMAc decided to modify the prioritization of action items in this update to reflect current conditions (risk assessment), needs, and capacity. High priority actions are shown with orange highlight. The City will focus their attention, and resource availability, upon these achievable, high leverage, activities over the next five-years. Although this methodology provides a guide for the HMAc in terms of implementation, the HMAc has the option to implement any of the action items at any time. This option to consider all action items for implementation allows the committee to consider mitigation strategies as new opportunities arise, such as capitalizing on funding sources that could pertain to an action item that is not currently listed as the highest priority. Refer to Attachment A for changes to actions since the previous NHMP.

Table MO-1 Action Items

Action Item #	Statement	Impacted Hazard									Implementation and Maintenance			
		Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm	Lead	Timeline	Potential Funding Source	Estimated Cost
1	Develop and conduct public education and outreach, with a focus on wildfire, water system improvements, and critical redundant systems to support the community.	X	X	X	X	X	X	X	X	X	City Manager and Community Development Department	Short	Local Resources. DLCDC TA, FEMA HMA	Medium
2	Integrate the goals and action items from the City of Molalla NHMP into existing Capital Improvement Plan and programs.	X	X	X	X	X	X	X	X	X	City Manager and Community Development Department	Ongoing	Local Resources. DLCDC TA, FEMA HMA	Low
3	Improve vegetation management throughout the city. Work with code enforcement to reduce the risk of wildfire and to improve the resiliency with the community around parks, trails, transportation corridors to ensure necessary protection from natural hazard events.	X		X	X			X	X	X	Code Enforcement	Short	Local Resources. DLCDC TA, FEMA HMA	High
4	Identify and map evacuation routes for all hazards. Create update mapping system to be accessible for residents through mobile applications for hazard incidents.		X		X	X		X		X	GIS	Ongoing	Local Resources. DLCDC TA, FEMA HMA	Low
5	Reduce hazardous fuels from vegetation in the city parks and trails to mitigate risk from drought and wildfires.	X						X			Community Development	Ongoing	Local, State, Federal Grants and BRIC	High

Action Item #	Statement	Impacted Hazard									Implementation and Maintenance			
		Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm	Lead	Timeline	Potential Funding Source	Estimated Cost
6	Identify planning and capital funding for 2 MG Treated Water Tank (including Land Acquisition and installation of Water Storage Seismic valves on existing tank and new tank) per Water Master Plan. Estimated \$7 million project cost.	X	X					X			City Manager/ Community Development	Ongoing	Local, State and Federal Grants and BRIC	High
7	Conduct building assessments on all city facilities to identify seismic and landslide hazards and recommend capital improvements for facilities based on the ASTM. Ensure recommendations for structural and non-structural seismic retrofits are included in the capital improvement plan.		X			X					Community Development	Long	Local and State	Medium
8	Conduct infrastructure improvements to reduce flood risk from Bear Creek.				X						Community Development/ Public Works	Medium	Local Resources, FEMA HMA (FMA)	Medium
9	Install emergency generators to provide redundant power in five pump station locations Estimate at \$250,000 each for a total project cost of \$1,250,000.		X			X	X	X	X		Community Development/ Public Works	Ongoing	Local, State, Federal Grants and BRIC	High
10	Acquire emergency equipment to help with tree removal and snow removal following severe storms (snow, ice, wind, etc.). Estimate equipment cost of \$150,000.								X	X	Community Development/ Public Works	Ongoing	Local Resources, FEMA HMA (FMA)	High

Action Item #	Statement	Impacted Hazard									Implementation and Maintenance			
		Drought	Earthquake	Extreme Heat	Flood	Landslide	Volcanic Event	Wildfire	Windstorm	Winter Storm	Lead	Timeline	Potential Funding Source	Estimated Cost
11	Identify Capital Funding for permanent water intake. The existing city intake structure is “temporary” in nature and has become susceptible to low river flows due to changes in river hydrology over time. Water resiliency is critical to development of the city and mitigation of drought and extreme heat effects. Additionally, Molalla’s water supply has been the primary resource for fighting wildfires on BLM, National Forest, and Private Timber lands in and around the Molalla River Corridor.	X	X	X	X	X		X			City Manager/ Community Development	Short	Local Resources, FEMA TA, FEMA HMA	High
12	Coordinate wildfire mitigation action items through the Clackamas County Community Wildfire Protection Plan.							X		Community Development/ Public Works	Ongoing	Local Resources, FEMA HMA, CWDG	Low to High	
13	Install pressure reducing valves to increase system redundancy. The city has one main line that is stressed during periods of drought. Additional capacity is also needed for fire protection. Conservation of water is critical. Estimated \$1.5 million project cost.	X	X	X			X		X	Community Development/ Public Works	Medium	Local Resources, FEMA HMA	High	

Source: Molalla NHMP Steering Committee, updated 2023

Cost: Low (less than \$50,000), Medium (\$50,000-\$100,000), High (more than \$100,000)

Timing: Ongoing (continuous), Short (1-2 years), Medium (3-5 years), Long (5 or more years)

Priority Actions: Identified with orange highlight

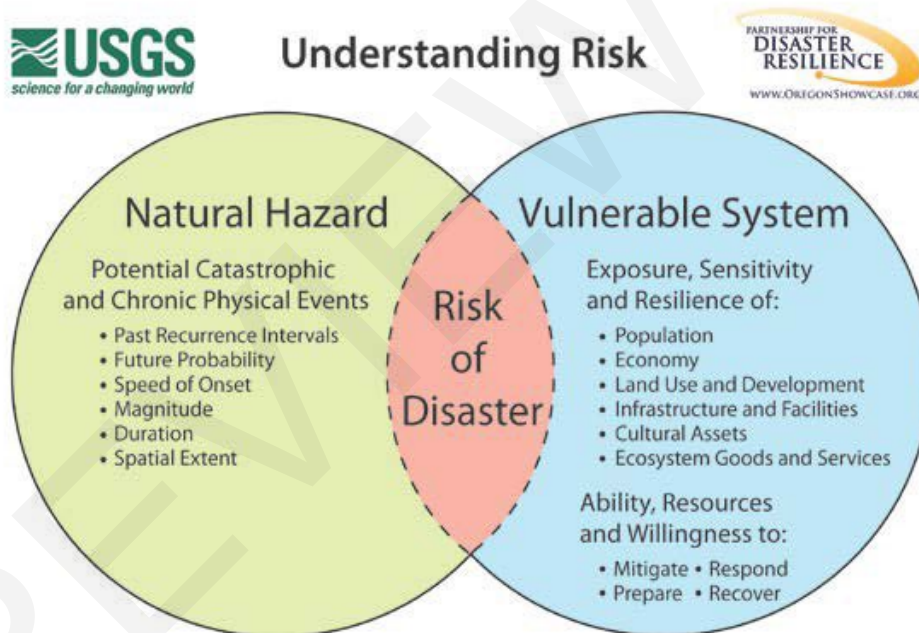
Risk Assessment

This section of the NHMP addendum addresses 44 CFR 201.6(b)(2) - Risk Assessment. In addition, this chapter can serve as the factual basis for addressing Oregon Statewide Planning Goal 7 – Areas Subject to Natural Hazards. Assessing natural hazard risk has three phases:

- **Phase 1:** Identify hazards that can impact the jurisdiction. This includes an evaluation of potential hazard impacts – type, location, extent, etc.
- **Phase 2:** Identify important community assets and system vulnerabilities. Example vulnerabilities include people, businesses, homes, roads, historic places and drinking water sources.
- **Phase 3:** Evaluate the extent to which the identified hazards overlap with or have an impact on, the important assets identified by the community.

The local level rationale for the identified mitigation strategies (action items) is presented herein and within Volume I, Section 3 and Volume III, Appendix C. The risk assessment process is graphically depicted in Figure MO-1. Ultimately, the goal of hazard mitigation is to reduce the area of risk, where hazards overlap vulnerable systems.

Figure MO-1: Understanding Risk



Source: USGS- Oregon Partnership for Disaster Resilience Research Collaboration, 2006

Hazard Analysis

The Molalla HMAC developed their hazard vulnerability assessment (HVA), using their previous HVA and the County’s HVA as a reference. Changes from their previous HVA and the County’s HVA were made where appropriate to reflect distinctions in vulnerability and risk from natural hazards unique to Molalla, which are discussed throughout this addendum.

Table MO-2 shows the HVA matrix for Molalla listing each hazard in order of rank from high to low. For local governments, conducting the hazard analysis is a useful step in planning for hazard mitigation, response, and recovery. The method provides the jurisdiction with a sense of hazard priorities but does not predict the occurrence of a hazard. Two catastrophic hazards (Cascadia Subduction Zone earthquake and Crustal earthquake) and two chronic hazards (wildfire, winter storm, and drought) rank as the top hazard threats to the City (Top Tier). Windstorm, extreme heat event, and flood comprise the next highest ranked hazards (Middle Tier), while volcanic event and landslide comprise the lowest ranked hazards (Bottom Tier).

Table MO-2 Hazard Analysis Matrix – Molalla

Hazard	History	Vulnerability	Maximum Threat	Probability	Total Threat Score	Hazard Rank	Hazard Tiers
Earthquake - Cascadia	2	45	100	35	182	1	<i>Top Tier</i>
Wildfire	6	40	80	56	182	2	
Earthquake - Crustal	6	50	100	21	177	3	
Winter Storm	10	35	70	49	164	4	
Drought	10	35	60	56	161	5	
Windstorm	10	35	50	35	130	6	<i>Middle Tier</i>
Extreme Heat Event	10	15	50	35	110	7	
Flood	6	25	40	35	106	8	
Volcanic Event	2	25	50	7	84	9	<i>Bottom Tier</i>
Landslide	16	20	30	14	80	10	

Source: Molalla HMA, 2023.

Community Characteristics

Table MO-3 and the following section provides information on City specific demographics and assets. Many of these community characteristics can affect how natural hazards impact communities and how communities choose to plan for natural hazard mitigation. Considering the City specific assets during the planning process can assist in identifying appropriate measures for natural hazard mitigation.

The city has three drainage basins: Molalla River basin, Creamery Creek basin, and Bear Creek basin. Located at 371 feet above sea level, Molalla's climate is consistent with a Mediterranean climate zone, with warm summers and cool, wet winters. Molalla receives most of its rainfall between October and May, and averages 42 inches of rain, and around 6 inches of snow, per year.⁴

Population, Housing, and Income

Molalla has grown substantially since its incorporation in 1913 and has an area today of 2.26 square miles. It is in the south-central region of Clackamas County, located approximately 29 miles southeast of the City of Portland. The City is within the Molalla River watershed, with the Molalla River about a mile east of the UGB.⁵

Between 2016 and 2022 the City grew by 1,213 people (13%; as of 2022 the population is 10,298) and median household income increased by about 20%. Between 2022 and 2045 the population is forecast to grow by 13% to 11,618.

Most of the population is White/Caucasian (89%) and about 18% of the population is Hispanic or Latino. The poverty rate is 8% (7% of children under 18, 11% for people 65 and older), 5% do not have health insurance, and 50% of renters pay more than 30% of their household income on rent (28% for owners). About 16% of the population has a bachelor's degree or higher (6% do not have a high school degree). Approximately 14% of the population lives with a disability (41% of population 65 and older), and 35% are either below 15 (24%) or over 65 (11%) years of age. About 9% of the population are 65 or older and living alone and 17% are single parents.

The City includes a diversity of land uses but is zoned primarily residential. About 72% of housing units are single-family, 24% are multifamily, and 5% are mobile homes. Less than one-fifth of homes (17%) were built before 1970 and 61% were built after 1990. Newer homes are more likely to be built to current seismic, flood, wildfire, and other hazard standards. Almost two-thirds (64%) of housing units are owner occupied, 34% are renter occupied, 1% are seasonal homes, and 1% are vacant.

The City is pursuing an urban growth boundary expansion within the next five years that may expand development into areas that are at greater risk to landslide and other hazards.

Transportation and Infrastructure

Molalla is roughly 29 miles from Portland and is connected to surrounding communities by two state highways that run through the downtown area. Highway 211 runs east-west and connects Molalla to Interstate 5 and 99E. Highway 213 runs north-south through the City and connects it to both Silverton and Oregon City. Molalla's proximity to Portland and Salem has enabled residents to live in town and work elsewhere.

⁴ "[Monthly Average for Molalla, OR](#)" The Weather Channel Interactive, Inc. Retrieved March 10, 2018.

⁵ [Annual Water Quality Report](#) (2017). City of Molalla. Retrieved March 10, 2019.

Motor vehicles represent the dominant mode of travel through and within Molalla. Twenty-three percent (23%) of renters and 3% of owners do not have a vehicle. Most workers drive alone to work (78%); 9% carpool, 1% use public transit, 3% either walk or use a bicycle, and 9% work at home. The South Clackamas Transportation District (SCTD) is the bus service that provides public transit to the City. There are no port services available on Molalla River, a tributary of the Willamette River, but there are recreational areas along the river.

Economy

Molalla's proximity to major transportation routes and access to rail has made it a desirable place for commercial and industrial development. Historically Molalla's economy focused on forestry and farming, which is still has a major presence in the workforce. About 51% of the resident population 16 and over is in the labor force (5,083 people) and are employed in a variety of occupations including construction, extraction, and maintenance (18%), office and administrative (17%), professional (16%), management, business, and financial (12%), and production (9%) occupations.

Molalla has an economic advantage due to its location at the north end of the Willamette Valley and its proximity to Portland. A significant portion of the land available for industrial development in Clackamas County is in the Molalla area. There are new expansions in existing industries currently underway with available industrial land in the Industrial Parks.⁶

Most workers residing in the city (91%, 4,277 people) travel outside of the city for work primarily to Portland and surrounding areas.⁷ A significant population of people travel to the city for work, (80% of the workforce, 2,063 people) primarily from Portland and surrounding areas.⁸

⁶ Economic Development (2019). City of Molalla. <https://www.cityofmolalla.com/ed>

⁷ U.S. Census Bureau. LEHD Origin-Destination Employment Statistics (2002-2021). Longitudinal-Employer Household Dynamics Program, accessed on December 18, 2023 at <https://onthemap.ces.census.gov>.

⁸ Ibid.

Table MO-3 Community Characteristics

Population Characteristics		Population	Household Characteristics	
		Growth		
2016 Population Estimate	9,085		Housing Units	
2022 Population Estimate	10,298	13%	Single-Family (includes duplexes)	2,740 72%
2045 Population Forecast*	11,618	13%	Multi-Family	909 24%
Race			Mobile Homes (includes RV, Van, etc.)	178 5%
American Indian and Alaska Native		< 1%	Household Type	
Asian		1%	Family Household	2,456 66%
Black/ African American		< 1%	Married couple (w/ children)	1,167 31%
Native Hawaiian and Other Pacific Islander		0%	Single (w/ children)	628 17%
White		89%	Living Alone 65+	320 9%
Some Other Race		0%	Year Structure Built	
Two or More Races		1%	Pre-1970	640 17%
Hispanic or Latino/a (of any race)			1970-1989	853 22%
Limited or No English Spoken	122	1%	1990-2009	2,101 55%
Vulnerable Age Groups			2010 or later	233 6%
Less than 5 Years	626	6%	Housing Tenure and Vacancy	
Less than 15 Years	2,400	24%	Owner-occupied	2,441 64%
65 Years and Older	1,144	11%	Renter-occupied	1,296 34%
85 Years and Older	92	1%	Seasonal	45 1%
Age Dependency Ratio		0.54	Vacant	45 1%
Disability Status (Percent age cohort)			Vehicles Available (Occupied Units)	
Total Disabled Population	1,363	14%	No Vehicle (owner occupied)	69 3%
Children (Under 18)	111	4%	Two+ vehicles (owner occupied)	1,992 82%
Working Age (18 to 64)	800	13%	No Vehicle (renter occupied)	297 23%
Seniors (65 and older)	452	41%	Two+ vehicles (renter occupied)	613 47%
Income Characteristics			Employment Characteristics	
Households by Income Category			Labor Force (Population 16+)	
Less than \$15,000	199	5%	In labor Force (% Total Population)	5,083 51%
\$15,000-\$29,999	483	13%	Unemployed (% Labor Force)	325 6%
\$30,000-\$44,999	291	8%	Occupation (Top 5) (Employed 16+)	
\$45,000-\$59,999	439	12%	Construction, Extraction, & Maint.	912 18%
\$60,000-\$74,999	460	12%	Office & Administrative	853 17%
\$75,000-\$99,999	628	17%	Professional	820 16%
\$100,000-\$199,999	1,123	30%	Management, Business, & Financial	610 12%
\$200,000 or more	114	3%	Production	471 9%
Median Household Income	\$74,718		Health Insurance	
Gini Index of Income Inequality	0.37		No Health Insurance	485 5%
Poverty Rates (Percent age cohort)			Public Health Insurance	3,075 31%
Total Population	815	8%	Private Health Insurance	7,485 75%
Children (Under 18)	186	7%	Transportation to Work (Workers 16+)	
Working Age (18 to 64)	509	8%	Drove Alone	3,927 78%
Seniors (65 and older)	120	11%	Carpooled	457 9%
Housing Cost Burden (Cost > 30% of household income)			Public Transit	68 1%
Owners with a Mortgage	557	28%	Motorcycle	0 0%
Owners without a Mortgage	51	11%	Bicycle/Walk	150 3%
Renters	654	50%	Work at Home	440 9%

Source: U.S. Census Bureau, 2016-2021 American Community Survey; Portland State University, Population Research Center, "Annual Population Estimates", 2016 & 2022; Portland State University, Population Research Center, "Population Forecast Tables", (2023, Preliminary).

Note: ACS 5-year estimates represent average characteristics from 2012-2016 or 2017-2021. Sampling error may result in low reliability of data. This information or data is provided with the understanding that conclusions drawn from such information are the responsibility of the user. Refer to the original source documentation to better understand the data sources, results, methodologies, and limitations of each dataset presented.

Community Lifelines

This section outlines the resources, facilities, and infrastructure that, if damaged, could significantly impact the public safety, economic conditions, and environmental integrity of the city. Community Lifelines are the most fundamental services in the community that, when stabilized, enable all other aspects of society to function. Mitigating these facilities will increase the community’s resilience.

The community lifelines identified below were identified by the City of Molalla. This integrated network of assets, services, and capabilities are used day-to-day to support the recurring needs of the community and enable all other aspects of society to function. Decisive intervention (e.g., rapid re-establishment or employment of contingency response solutions) is required to maintain/reestablish these facilities and services following a hazard incident.

Critical Facilities

Facilities that are critical and/or essential to government response, and recovery activities (i.e. life, safety, property, and environmental protection). These facilities include: 911 Centers, Emergency Operations Centers, Police, and Fire Stations, Public Works facilities, sewer, and water facilities, hospitals, bridges, roads, shelters, and more. Table MO-4 includes critical facilities identified in the DOGAMI Risk Report (2024) and assumed impact from individual hazards.

Table MO-4 Critical Facilities in Molalla

Critical Facilities by Community	Flood 1% Annual Chance	CSZ 9.0 Earthquake Moderate to Complete Damage	Canby-Molalla Fault Mw-6.8 Moderate to Complete Damage	Landslide High and Very High Susceptibility	Wildfire High or Moderate Risk
	Exposed	>50% Prob.	>50% Prob.	Exposed	Exposed
Far Horizons Academy	-	-	-	-	-
Molalla Elementary School	-	-	X	-	-
Molalla High School	-	-	X	-	-
Molalla Civic Center (EOC temporary)	-	-	tbd	-	-
Molalla Police Department & City Hall	-	-	X	-	-
Molalla Public Works	-	-	X	-	-
Molalla RFPD 73 - Station 382	-	-	X	-	-
Molalla River Middle School	-	X	X	-	-
Molalla Water Treatment Plant	-	tbd	tbd	-	X
Molalla Sewage Treatment Plant	-	X	X	-	-
Molalla Urgent Care	-	X	X	-	-

Source: DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon* (O-24-XX, September 2023 Draft), Table A-24.

Note: Police Facility to be constructed per local bond, estimated completion 2025.

Additional Critical Facilities not included in the DOGAMI Risk Report:

- Fleet Services
- Water Treatment Plant

Hospitals

- Providence Medical

Potential Shelter Sites

- Molalla Adult Community Center

Critical Infrastructure

Infrastructure that provides necessary services for emergency response include:

Arterials

*designates road maintained by others

- Highway 213*
- Highway 211*

Bridges

- Bridge over the Molalla River
- Feyer Park Bridge
- Milk Creek Bridge
- Mulino Bridge*
- Pudding River Bridge
- Wagon Wheel Park Bridge

Other Critical Infrastructure

- Communication Towers
- NW Natural Pipelines
- Power Substations
- Sewage Infrastructure
- Water Distribution/Drainage Infrastructure

Essential Facilities

Facilities that are essential to the continued delivery of key government services, and/or that may significantly impact the public's ability to recover from the emergency. These facilities may include: community gathering places, commercial centers, and other public facilities such as school fields.

Granges

- Foothills
- Molalla Grange
- South Molalla

Churches

- Church of Christ of Latter-Day Saints
- Church of the Nazarene
- Country Church
- Evangelical Church of North America
- Grace Lutheran Church
- Molalla Assembly of God
- Molalla Christian Church
- Molalla Four Square Church
- Saint James Catholic Church
- Seventh-Day Adventist
- South Clackamas Community Church
- United Methodist Church

Food Providers

- Safeway

Other Essential Facilities

- High School Football Field
- Masonic Lodge
- Molalla Aquatic Center
- Molalla Communications Company
- Molalla Public Library
- Moose Lodge
- Safeway
- Skydive Oregon Airport

Environmental Facilities

Environmental assets are those parks, green spaces, wetlands, and rivers that provide an aesthetic and functional ecosystem service for the community include: Bear Creek Byway, Billy Sheets Field, Bohlander Field, Clark Park, High School Sports Complex, Ivor Davies Trail Park, Leonard Long Park, Rosse Posse Acres (Elk Farm), Sally Fox Park, and the Molalla BMX Track.

Vulnerable Populations

Vulnerable populations, including seniors, disabled citizens, women, and children, as well those people living in poverty, often experience the impacts of natural hazards and disasters more acutely. Populations that have special needs or require special consideration include:

Assisted Living Facilities

- Evergreen Court
- Molalla Manor
- Pheasant Pointe
- Twin Firs Mobile Home Park

Child Care Centers

- 24 Hours Child Care/Preschool
- Early Horizons Preschool Childcare, Inc.

Schools

- Molalla Elementary School
- Molalla High School
- Molalla River Middle School
- Rural Dell Elementary

Other Vulnerable Populations

- Cole Apartments (Spanish speaking)
- Molalla Adult Community Center
- Molalla Mobile Manor
- Plaza Los Robles (Spanish speaking)

Hazardous Materials

Facilities that, if damaged, could cause serious secondary impacts may also be considered “critical.” Hazardous materials sites are particularly vulnerable to earthquake, landslide, volcanic event, wildfire, and winter storm hazards. A hazardous material facility is one example of this type of critical facility. Those sites that store, manufacture, or use potentially hazardous materials include: Gas Stations, IXL Propane, IDMS, Molalla Aquatic Center, Molalla Wastewater Treatment Plant, Molalla Water Treatment Plant, and Pacer Propane.

Economic Assets/Population Centers

Economic assets include businesses that employ large numbers of people and provide an economic resource to the city of Happy Valley. If damaged, the loss of these economic assets could significantly affect economic stability, and prosperity. Population Centers usually are aligned with economic centers, and are a concern during evacuation/notification during a hazard event include:

Economic Centers

- Brentwood Corporation
- Bus Company – First Student
- Cash Ice
- Coors Tech
- Fountain Valley Dental
- International Forest Products Limited
- IXL Propane
- Molalla Buckaroo
- Molalla Dental Clinic
- Molalla Market Center
- Molalla Redi-Mix
- Molalla Square (Bi-Mart)
- Northwest Polymers
- Pacer Propane
- Safeway Shopping Center

Population Centers

- Bear Creek Subdivision
- Big Meadows Subdivision
- Fir Crest Apartments
- Lexington Estates
- Molalla School District
- Rondel Court
- Schools
- Shel Mar Estates
- Stone Place Apartments
- Sunrise Acres
- Toliver Terrace
- Twin Meadows Subdivision

Cultural and Historic Assets

The cultural and historic heritage of a community is more than just tourist charm. For families that have lived in the city for generations and new resident alike, it is the unique places, stories, and annual events that makes the community an appealing place to live. The cultural and historic assets are both intangible benefits and obvious quality-of-life- enhancing amenities. Because of their role in defining and supporting the community, protecting these resources from the impact of disasters is important.

An example of the types of properties that should be considered before, during, and after an event include the following properties identified on the National Register of Historic Places within Molalla:

- Horace and Julia Ann Von der Ahe House and Summer Kitchen
- Dibble House, 616 Molalla Avenue

Hazard Characteristics

The following subsections briefly describe relevant information for each hazard. For additional background on the hazards, vulnerabilities and general risk assessment information for hazards in the City refer to Volume I, Section 2 and the [Risk Assessment for Region 2, Northern Willamette Valley/Portland Metro, of the Oregon NHMP \(2020\)](#).

Drought

The HMAC determined that the City's probability for drought is **high** and that their vulnerability to drought is **moderate**. *The probability rating increased and the vulnerability rating did not change since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of drought hazards, history, as well as the location, extent and probability of a potential event. Due to the climate of Clackamas County, past and present weather conditions have shown an increasing potential for drought.

The City of Molalla Public Works Department manages Molalla's water supply. Molalla houses one large water intake facility and water treatment plant, which provides water to both the City of Molalla and the City of Sherwood. The City draws its water supply from the Molalla River and serves approximately 10,060 residents.⁹ There are potential contamination sources within Molalla's drinking water protection area from agriculture, managed forest land, and other sources.

There is an action item to construct a second accessible water source for the City in case of contamination or drought.

⁹ [Source Water Assessment Summary Brochure: City of Molalla](#) (2003). Oregon Health Division and Department of Environmental Quality.

Vulnerability Assessment

Due to insufficient data and resources, Molalla is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. For a list of facilities and infrastructure vulnerable to this hazard see the Community Assets section and Table MO-4.

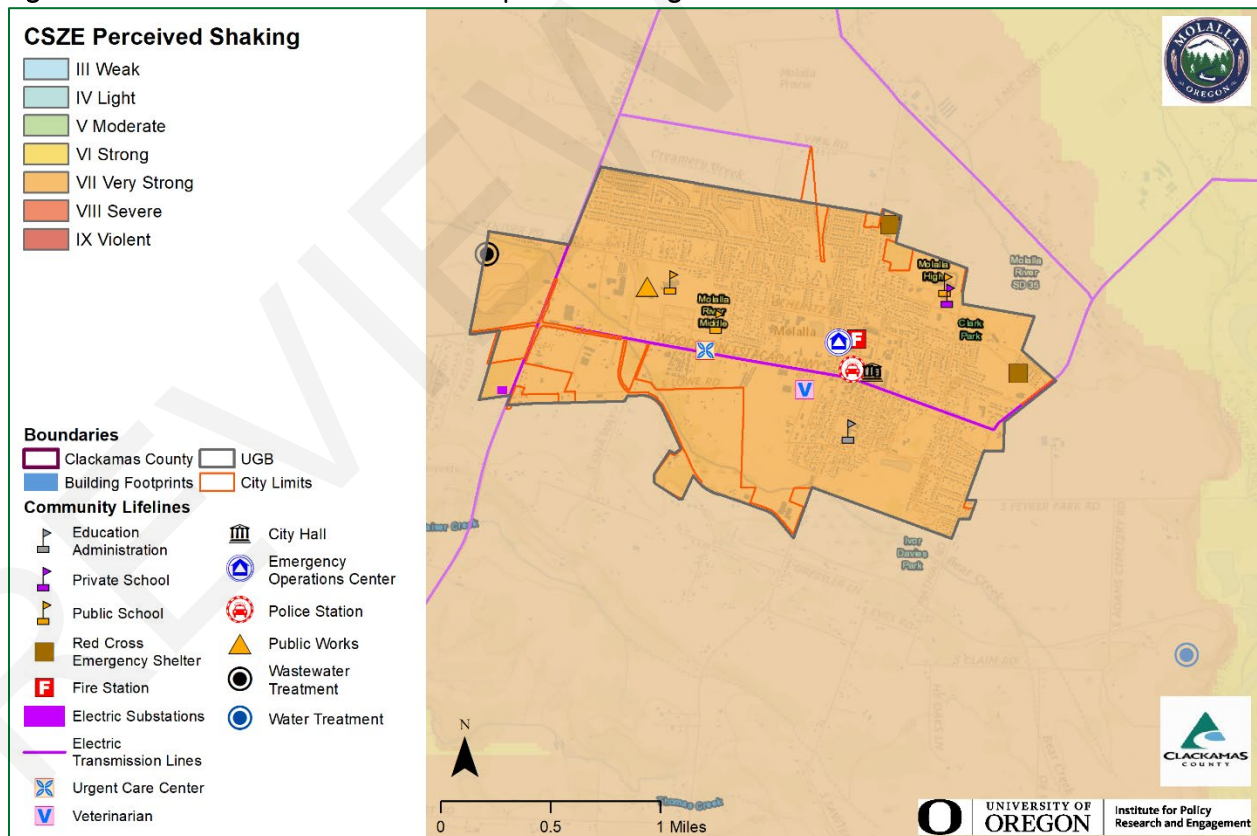
Earthquake (Cascadia Subduction Zone)

The HMAC determined that the City’s probability for a Cascadia Subduction Zone (CSZ) earthquake is **moderate** and that their vulnerability to a CSZ earthquake is **high**. *These ratings did not change since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of earthquake hazards, history, as well as the location, extent, and probability of a potential event. Generally, an event that affects the County is likely to affect Molalla as well. The causes and characteristics of an earthquake event are appropriately described within Volume I, Section 2 as well as the location and extent of potential hazards. Previous occurrences are well documented within Volume I, Section 2 and the community impacts described by the County would generally be the same for Molalla as well.

Figure MO-2 displays relative shaking hazards from a Cascadia Subduction Zone earthquake event. As shown in the figure, most of the city is expected to experience very strong shaking (orange), while areas around the city will experience severe shaking (light red) (shown by the red northeast corner) in a CSZ event.

Figure MO-2 Cascadia Subduction Zone Expected Shaking



Source: Map created by Oregon Partnership for Disaster Resilience.

Data: Oregon Department of Geology and Mineral Industries. Preparedness Framework Implementation Team (IRIS v3).

Note: To view hazard detail click this [link](#) to access Oregon HazVu

Within the Northern Willamette Valley/Portland Metro Region, three potential faults and/or zones can generate high-magnitude earthquakes. These include the Cascadia Subduction Zone, Gales Creek-Newberg-Mt Angel Structural Zone, Portland Hills Fault Zone, and the Canby-Molalla Fault Zone (discussed in the crustal earthquake section).

Cascadia Subduction Zone

The Cascadia Subduction Zone is a 680-mile-long zone of active tectonic convergence where oceanic crust of the Juan de Fuca Plate is subducting beneath the North American continent at a rate of 4 cm per year. Scientists have found evidence that 11 large, tsunami-producing earthquakes have occurred off the Pacific Northwest coast in the past 6,000 years. These earthquakes took place roughly between 300 and 5,400 years ago with an average occurrence interval of about 510 years. The most recent of these large earthquakes took place in approximately 1700 A.D.¹⁰

The city's proximity to the Cascadia Subduction Zone, potential slope instability and the prevalence of certain soils subject to liquefaction and amplification combine to give the city a high-risk profile. Due to the expected pattern of damage resulting from a CSZ event, the Oregon Resilience Plan divides the State into four distinct zones and places the city predominately within the "Valley Zone" (Valley Zone, from the summit of the Coast Range to the summit of the Cascades). Within the Northwest Oregon region, damage and shaking is expected to be strong and widespread - an event will be disruptive to daily life and commerce and the main priority is expected to be restoring services to business and residents.

The City is not within the severe shaking area, though there is significant area around the City that have severe and very severe shaking if a large earthquake were to occur. These areas include Highway 211 and Highway 213, which could result in Molalla having access issues from emergency vehicles and other response efforts.

Earthquake (Crustal)

The HMAC determined that the City's probability for a crustal earthquake is **low** and that their vulnerability to crustal earthquake is **high**. *These ratings did not change since the previous version of this NHMP.*

Volume I, Section 2 describes the causes and characteristics of earthquake hazards, history, as well as the location, extent, and probability of a potential event. Generally, an event that affects the County is likely to affect Molalla as well. Figure MO-3 shows a generalized geologic map of the Molalla area that includes the areas for potential regional active faults, earthquake history (1971-2008), and soft soils (liquefaction) hazard. The figure shows the areas of greatest concern within the City limits as red and orange.

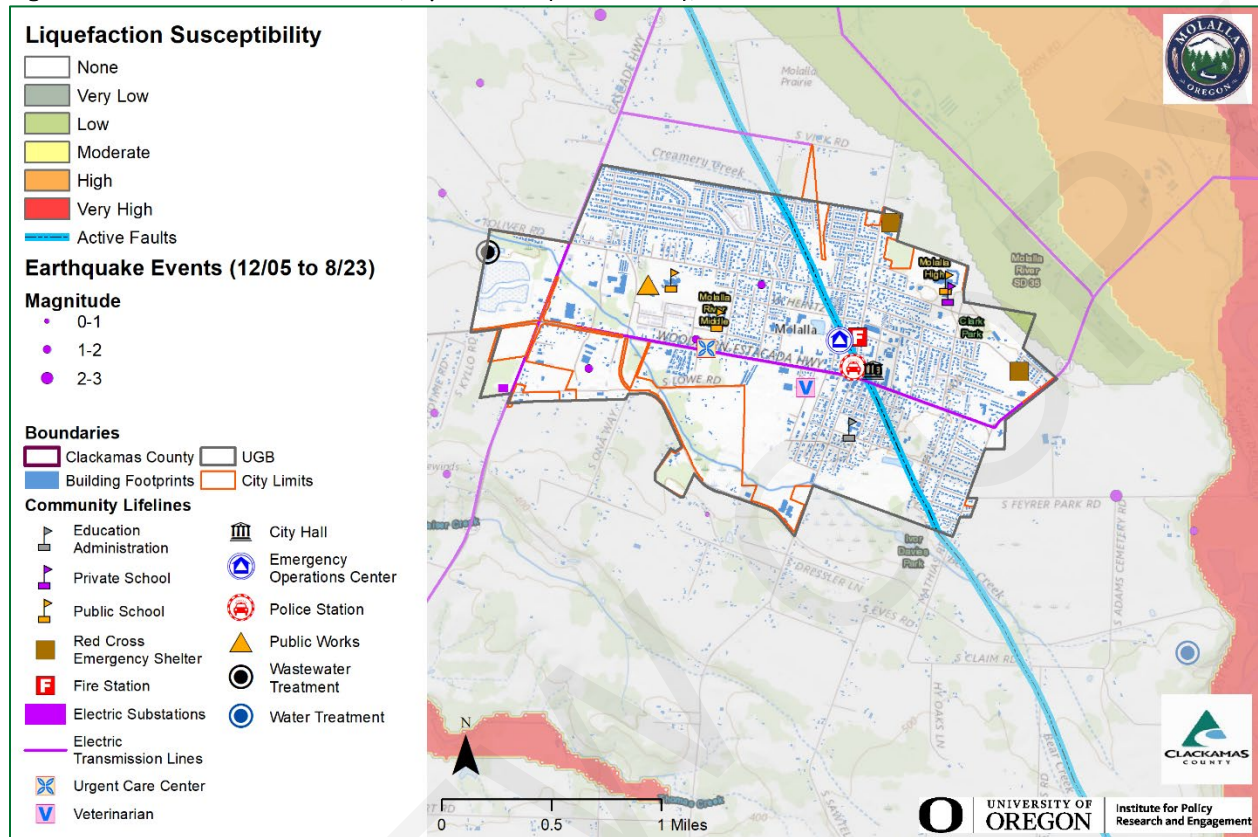
Earthquake-induced damages are difficult to predict, and depend on the size, type, and location of the earthquake, as well as site-specific building, and soil characteristics. Presently, it is not possible to accurately forecast the location or size of earthquakes, but it is possible to predict the behavior of soil at any site. In many major earthquakes, damages have primarily been caused by the behavior of the soil.

The Canby-Molalla Fault runs through the center of the City and can generate high-magnitude earthquakes. The City is also 15 miles away from the Portland Hills Fault Zone (discussed in greater detail below). Historical records count over 56 earthquakes in the Portland-metro area. The more severe ones occurred in 1877, 1880, 1953 and 1962. The most recent severe earthquake was the March 25, 1993, Scotts Mills quake. It was a 5.6 magnitude quake with aftershocks continuing at least through April 8. In

¹⁰ The Cascadia Region Earthquake Workgroup, 2005. Cascadia Subduction Zone Earthquakes: A magnitude 9.0 earthquake scenario. <http://www.crew.org/PDFs/CREWSubductionZoneSmall.pdf>

December 2017 a 4.0 tremor was felt in Molalla along the same epicenter as the 5.6 quake; this time, no damage occurred.

Figure MO-3 Active Crustal Faults, Epicenters (1971-2008), and Soft Soils



Source: Map created by Oregon Partnership for Disaster Resilience.

Data: Oregon Department of Geology and Mineral Industries. Preparedness Framework Implementation Team (IRIS v3).

Note: To view hazard detail click this [link](#) to access Oregon HazVu

Canby-Molalla Fault Zone

The Canby-Molalla Fault Zone is a series of NE-trending fault that vertically displace the Columbia River Basalt with discontinuous aeromagnetic anomalies that represent significant offset of Eocene basement and volcanic rocks. The fault zone extends for 31 miles from the vicinity of Tigard south through the towns of Canby and Molalla in northern Oregon.

Portland Hills Fault Zone

The Portland Hills Fault Zone is a series of NW-trending faults that vertically displace the Columbia River Basalt by 1,130 feet and appear to control thickness changes in late Pleistocene (approx. 780,000 years ago) sediment. The fault zone extends along the eastern margin of the Portland Hills for 25 miles and lies about 15 miles northeast of Molalla.

Vulnerability Assessment

In 2018 the Department of Geology and Mineral Industries (DOGAMI) completed a regional impact analysis for earthquakes originating from the Cascadia Subduction Zone and Portland Hills faults (O-18-02). Findings from that report are provided at the end of the crustal earthquakes hazard section.

Seismic building codes were implemented in Oregon in the 1970s; however, stricter standards did not take effect until 1991 and early 2000s. As noted in the community profile, approximately 36% of

residential buildings were built prior to 1990, which increases the City’s vulnerability to the earthquake hazard. Information on specific public buildings’ (schools and public safety) estimated seismic resistance, determined by DOGAMI in 2007, is shown in Table MO-5; each “X” represents one building within that ranking category. Of the facilities evaluated by DOGAMI using their Rapid Visual Survey (RVS), zero (0) have a very high (100% chance) collapse potential and zero (0) have a high (greater than 10% chance) collapse potential.

For a list of facilities and infrastructure vulnerable to this hazard see the Community Assets Section and Table MO-4.

Table MO-5 Rapid Visual Survey Scores

Facility	Site ID*	Level of Collapse Potential			
		Low (<1%)	Moderate (>1%)	High (>10%)	Very High (100%)
Schools					
Molalla Elementary (910 Toliver Rd)	Clac_sch32	X			
Molalla River Middle (318 Leroy Ave)	Clac_sch33	X			
Molalla High (357 Francis St)	Clac_sch68	X			
Fire Facilities					
Molalla RFPD #73 – Station 82 EOC (320 N Molalla Ave)	Clac_fir18	X			
See Mitigation Successes					
Law Enforcement Facilities					
City Hall/Police Department (117 N Molalla Ave)	Clac_pol10	X			

Source: [DOGAMI 2007. Open File Report 0-07-02. Statewide Seismic Needs Assessment Using Rapid Visual Assessment.](#)

“*” – Site ID is referenced on the [RVS Clackamas County Map](#)

In addition to building damages, utility (electric power, water, wastewater, natural gas) and transportation systems (bridges, pipelines) are also likely to experience significant damage. There is a low probability that a major earthquake will result in failure of upstream dams.

Utility systems will be significantly damaged, including damaged buildings and damage to utility infrastructure, including water treatment plants and equipment at high voltage substations (especially 230 kV or higher which are more vulnerable than lower voltage substations). Buried pipe systems will suffer extensive damage with approximately one break per mile in soft soil areas. There would be a much lower rate of pipe breaks in other areas. Restoration of utility services will require substantial mutual aid from utilities outside of the affected area.

Earthquake Regional Impact Analysis

In 2018 DOGAMI completed a regional impact analysis for earthquakes originating from the Cascadia Subduction Zone and Portland Hills faults (O-18-02). Their study focused on damage to buildings, and the people that occupy them, and on two key infrastructure sectors: electric power transmission and emergency transportation routes. Each earthquake was studied with wet and dry soil conditions and for events that occur during the daytime (2 PM) and nighttime (2 AM). Impacts to buildings and people were

tabulated at the county, jurisdictional (city), and neighborhood unit level. Estimated damage varied widely across the study area depending on local geology, soil moisture conditions, type of building, and distance from the studied faults. In general, damage from the Cascadia Subduction Zone scenario was greater in the western portion of the study area, however, damage could still be significant in some areas east of the Willamette River. The report found that damage to high-value commercial and industrial buildings was high since many of these facilities are in areas of high to very high liquefaction hazard. Casualties were higher during the daytime scenario (generally double) since more people would be at work and occupying non-wood structures that fare worse in an earthquake.

The Portland Hills fault scenario created greater damages than the Cascade Subduction Zone scenario due primarily to its placement relative to population centers and regional assets; however, at distances 15 or more miles from the Portland Hills fault the damages from the Cascadia Subduction Zone scenario generally were higher. In both the Cascadia Subduction Zone and Portland Hills Fault scenarios it is forecasted that emergency transportation routes will be fragmented, affecting the distribution of goods and services, conditions are worse under the Portland Hills Fault scenario. Portions of the electric distribution system are also expected to be impacted under both scenarios; however, the impact is considerably less than it is to the transportation routes. Additional capacity or redundancy within the electric distribution network may be beneficial in select areas that are likely to have greater impacts.

Table MO-6 shows the permanent resident population that are vulnerable to injury or death (casualty) and the buildings in the City that are susceptible to liquefaction and landslides, it does not predict that damage will occur in specific areas due to either liquefaction or landslide. More population and property are exposed to higher degrees of expected damage or casualty under the Portland Hills Fault “wet” scenario than in any other scenario.

The critical facilities at most risk within Molalla are the middle school, sewer treatment plan, water treatment plan, and Molalla Urgent Care.

Table MO-6 Expected damages and casualties for the CSZ fault and Portland Hills fault: earthquake, soil moisture, and event time scenarios

	Cascadia Subduction Zone (M9.0)		Portland Hills Fault (M6.8)	
	"Dry" Soil	"Wet" Saturated Soil	"Dry" Soil	"Wet" Saturated Soil
Number of Buildings	3,176	3,176	3,176	3,176
Building Value (\$ Million)	854	854	854	854
Building Repair Cost (\$ Million)	21	21	37	37
Building Loss Ratio	2%	2%	4%	4%
Debris (Thousands of Tons)	11	11	14	16
Long-Term Displaced Population	8	8	17	17
Total Casualties (Daytime)	12	12	17	17
Level 4 (Killed)	0	0	1	1
Total Casualties (Nighttime)	3	3	7	7
Level 4 (Killed)	0	0	0	0

Source: DOGAMI, Earthquake regional impact analysis for Clackamas, Multnomah, and Washington Counties, Oregon (2018, O-18-02), Tables 12-8, 12-9, 12-10, and 12-11.

Cascadia Subduction Zone Scenario

The City of Molalla is expected to have a 2% building loss ratio with a repair cost of \$21 million under the CSZ “dry” scenario, and under the CSZ “wet” scenario.¹¹ The city is expected to have around 12 daytime or 3 nighttime casualties during the CSZ “dry” scenario and 12 daytime or 3 nighttime casualties during the CSZ “wet” scenario. It is expected that there will be a long-term displaced population of around 8 for the CSZ “dry” scenario and 8 for the CSZ “wet” scenario.¹² (See Risk Report content for additional information.)

Portland Hills Fault Scenario

The City of Molalla is expected to have a 4% building loss ratio with a repair cost of \$37 million under the CSZ “dry” scenario, and under the CSZ “wet” scenario.¹³ The long-term displaced population and casualties are greatly increased for all the Portland Hills Fault scenarios. The city is expected to have around 17 daytime or 7 nighttime casualties during the Portland Hills Fault “dry” scenario and 17 daytime or 7 nighttime casualties during the Portland Hills Fault “wet” scenario. It is expected that there will be a long-term displaced population of around 17 for the Portland Hills Fault “dry” scenario and 17 for the Portland Hills Fault “wet” scenario.¹⁴

Recommendations from the DOGAMI report included topics within Planning, Recovery, Resiliency: Buildings, Resiliency: Infrastructure Improvements, Resiliency: Essential and Critical Facilities, Enhanced Emergency Management Tools, Database Improvements, Public Awareness, and Future Reports. The recommendations of this study are largely incorporated within this NHMPs mitigation strategies (Table MO-1 and Volume I, Section 3). For more detailed information on the report, the damage estimates, and the recommendations see: *Earthquake regional impact analysis for Clackamas, Multnomah, and Washington Counties, Oregon* (2018, [O-18-02](#)).

Natural Hazard Risk Report for Clackamas County

The **Risk Report** (DOGAMI, O-24-XX)¹⁵ provides hazard analysis summary tables that identify populations and property countywide that are vulnerable to the earthquake hazard.

According to the Risk Reports the following population and property within the study area may be impacted by the profiled events:

Cascadia Subduction Zone event (M9.0 Deterministic): 47 buildings, including 3 critical facilities are expected to be damaged for a total potential loss of \$27.6 million (a loss ratio of 2.7%). About 10 residents may potentially be displaced.

Crustal event (Canby-Molalla fault M6.8 Deterministic): 528 buildings are expected to be damaged, 8 critical facilities, for a total potential loss of \$150.8 million (a loss ratio of 15%). About 409 residents may be displaced.

¹¹ DOGAMI, *Earthquake regional impact analysis for Clackamas, Multnomah, and Washington Counties, Oregon* (2018, O-18-02), Tables 12-8 and 12-9.

¹² Ibid, Tables 12-8 and 12-9.

¹³ Ibid, Tables 12-10 and 12-11.

¹⁴ Ibid, Tables 12-10 and 12-11.

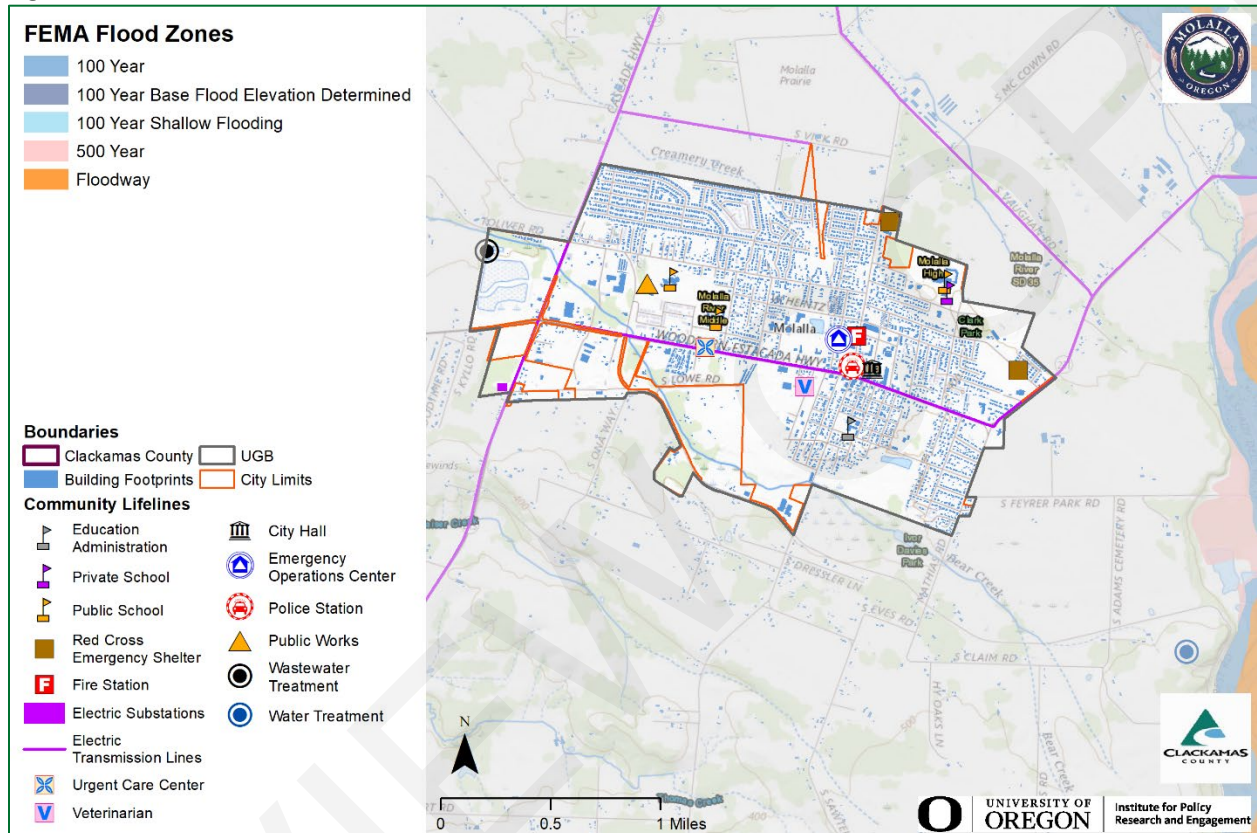
¹⁵ DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon* (O-24-XX, [September 2023 Draft](#)), Table A-23.

Flood

The HMAC determined that the City's probability of flooding is **moderate** and that their vulnerability to flooding is **moderate**. *These ratings did not change since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of flood hazards, history, as well as the location, extent, and probability of a potential event. Figure MO-4 illustrates the flood hazard area for Molalla.

Figure MO-4 FEMA Flood Zones



Source: Map created by Oregon Partnership for Disaster Resilience.

Data: Oregon Department of Geology and Mineral Industries. Preparedness Framework Implementation Team (IRIS v3).

Note: To view hazard detail click this [link](#) to access Oregon HazVu

The latest flooding incident was in February 2014 when Main Street was flooded. While Molalla does not show any areas within the FEMA mapped special flood hazard areas (100- year flood vulnerability), the city regularly experiences urban flooding. This is primarily due to inadequate storm drainpipes, and culverts that are too small. Molalla also has clay soils, which means that the percolation rate is very slow, and the water table is very high.

Additionally, the extent of flooding will vary depending on climatic conditions and precipitation levels. Areas within Molalla that are frequently impacted by urban flooding events include: the intersection of South Cole and Main Street; East 3rd Street; Mathias Road south of 8th Street; areas south of 7th Street; and Highway 213 south of Toliver Road.

Typically, roads are covered with water in urban flooding events, and water will occasionally overflow manholes in some parts of the city. Newer homes are built on higher ground to avoid flooding issues, and many older homes have pumps within their crawlspaces to avoid flood events.

Vulnerability Assessment

Molalla is in a “Non-special Flood Hazard Area” (NSFHA), which means the entire city is in a low-to-moderate risk flood zone. A NSFHA is not in any immediate danger from flooding caused by overflowing rivers or hard rains.

Floods can have a devastating impact on almost every aspect of the community, including private property damage, public infrastructure damage, and economic loss from business interruption. It is important for the City to be aware of flooding impacts and assess its level of risk.

The economic losses due to business closures often total more than the initial property losses that result from flood events. Business owners, and their employees are significantly impacted by flood events. Direct damages from flooding are the most common impacts, but indirect damages, such as diminished clientele, can be just as debilitating to a business.

For mitigation planning purposes, it is important to recognize that flood risk for a community is not limited only to areas of mapped floodplains. Other portions of Molalla outside of the mapped floodplains may also be at relatively high risk from over bank flooding from streams too small to be mapped by FEMA or from local storm water drainage.

The extent of flooding hazards in Molalla primarily depends on climate and precipitation levels. Additionally, withdrawals for irrigation and drinking water, as well as stream and wetland modifications or vegetation removal can influence water flow. The only public infrastructure at risk to direct flooding are the City’s surface water intake areas. In the past flooding has occurred along Main Street and other roadways due to urban flooding. For a list of facilities and infrastructure vulnerable to this hazard see the Community Assets Section and Table MO-5.

Natural Hazard Risk Report for Clackamas County

The **Risk Report** (DOGAMI, O-24-XX)¹⁶ provides hazard analysis summary tables that identify populations and property countywide that are vulnerable to the flood hazard.

The Risk Report did not identify population or property within the study area that may be impacted by the profiled flood hazard.

National Flood Insurance Program (NFIP)

FEMA’s Flood Insurance Study (FIS), and Flood Insurance Rate Maps (FIRMs) are effective as of June 17, 2008. The City complies with the NFIP through enforcement of their flood damage prevention ordinance and their floodplain management program, although the City does not have a delineated Special Flood Hazard Area (SFHA). Molalla has not had a Community Assistance Visit (CAV) and does not participate in the Community Rating System (CRS). The Community Repetitive Loss record does not identify any Repetitive Loss Properties¹⁷ or Severe Repetitive Loss Properties¹⁸.

¹⁶ DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon* (O-24-XX, September 2023 Draft), Table A-23.

¹⁷ A Repetitive Loss (RL) property is any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978. A RL property may or may not be currently insured by the NFIP.

¹⁸ A Severe Repetitive Loss (SRL) property is a single family property (consisting of 1 to 4 residences) that is covered under flood insurance by the NFIP and has incurred flood-related damage for which 4 or more separate claims payments have been paid under flood insurance coverage, with the amount of each claim payment exceeding \$5,000 and with cumulative amount of such claims payments exceeding \$20,000; or for which at least 2 separate claims payments have been made with the cumulative amount of such claims exceeding the reported value of the property.

Landslide

The HMAC determined that the City's probability for landslide is **low** and that their vulnerability to landslide is **moderate**. *The probability rating did not change and the vulnerability rating increased since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of landslide hazards, history, as well as the location, extent, and probability of a potential event within the region. Molalla does not have a history of landslides. This is due to the relatively flat topography within the UGB as well as the City's requirements of geological analysis on slopes of 25% or greater, usually located along stream embankments, before extensive tree removal, excavation, or construction occurs.

Although landslides have not occurred in Molalla, in 1996 a landslide upstream of Molalla dammed the Molalla River for about 6 or 7 hours and destroyed the City's intake valves. A dammed river is the City's biggest vulnerability to landslide hazards, which could also damage Highway 211 and 213 bridges.

Landslide susceptibility exposure for Molalla is shown in Figure MO-5. Most of Molalla demonstrates a low landslide susceptibility exposure. There are no areas within Molalla that have very high or high landslide susceptibility exposure, while approximately 4% show moderate landslide susceptibility exposure.¹⁹

Note that even if a jurisdiction has a high percentage of area in a high or very high landslide exposure susceptibility zone, this does not mean there is a high risk, because risk is the intersection of hazard, and assets.

Vulnerability Assessment

DOGAMI completed a statewide landslide susceptibility assessment in 2016 ([O-16-02](#)), general findings from that report are provided above and within Natural Hazard Risk Report for Clackamas County

The **Risk Report** (DOGAMI, O-24-XX) provides hazard analysis summary tables that identify populations and property countywide that are vulnerable to the landslide hazard.

The Risk Report did not identify population or property within the study area that may be impacted by the profiled landslide hazard.

Figure MO-5.

Potential landslide-related impacts are adequately described within Volume I, Section 2, and include infrastructure damages, economic impacts (due to isolation, and/or arterial road closures), property damages, and obstruction to evacuation routes. Rain-induced landslides, and debris flows can potentially occur during any winter, and thoroughfares beyond City limits are susceptible to obstruction as well. For a list of facilities and infrastructure vulnerable to this hazard see the Community Assets Section and Tables Table MO-5.

The most common type of landslides are slides caused by erosion. Slides move in contact with the underlying surface, are generally slow moving, and can be deep. Rainfall-initiated landslides tend to be smaller; while earthquake induced landslides may be quite large. All soil types can be affected by natural landslide triggering conditions.

¹⁹ DOGAMI. [Open-File Report, O-16-02, Landslide Susceptibility Overview Map of Oregon](#) (2016)

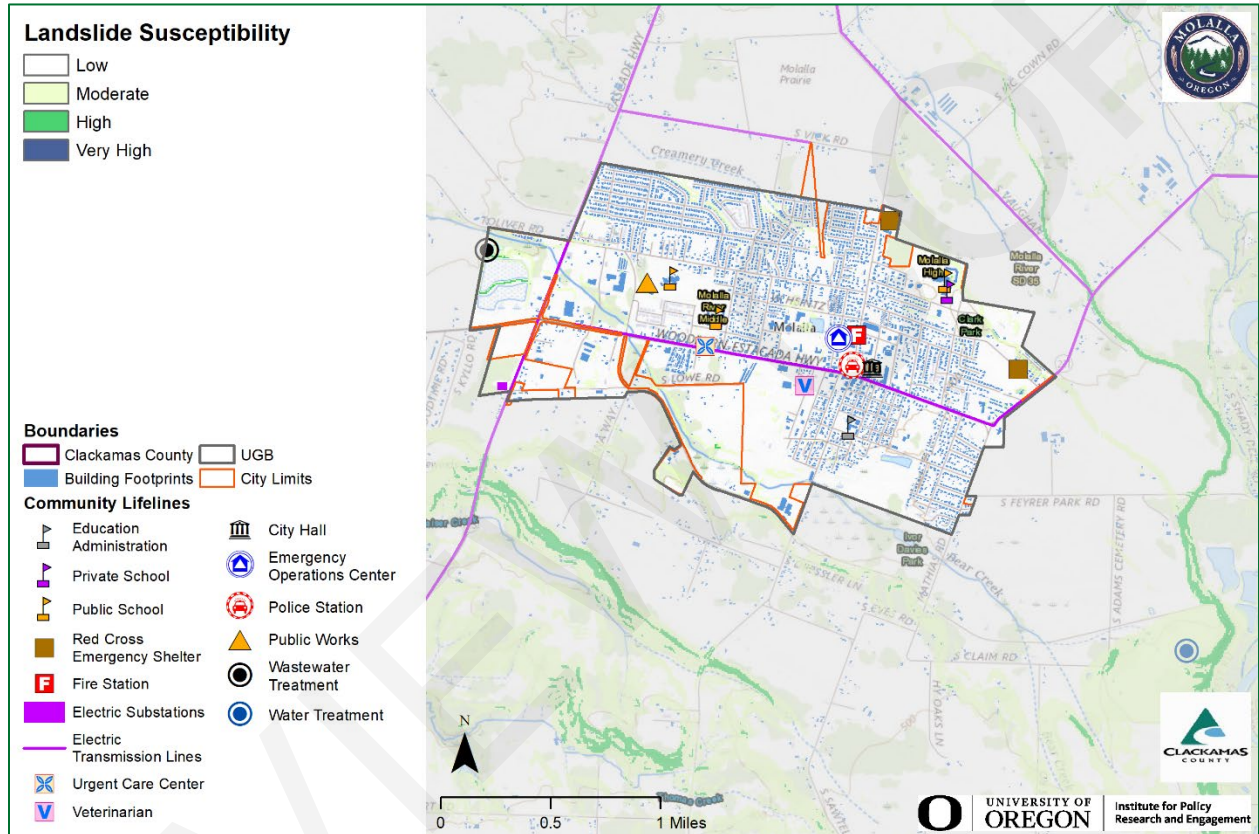
The City currently has little risk to landslides; however, if the urban growth boundary is expanded to the south east, new development could be within or close to areas vulnerable to landslides.

Natural Hazard Risk Report for Clackamas County

The Risk Report (DOGAMI, O-24-XX)²⁰ provides hazard analysis summary tables that identify populations and property countywide that are vulnerable to the landslide hazard.

The Risk Report did not identify population or property within the study area that may be impacted by the profiled landslide hazard.

Figure MO-5 Landslide Susceptibility Exposure



Source: Map created by Oregon Partnership for Disaster Resilience.

Data: Oregon Department of Geology and Mineral Industries. Preparedness Framework Implementation Team (IRIS v3).

Note: To view hazard detail click this [link](#) to access Oregon HazVu

Severe Weather

Severe weather can account for a variety of intense, and potentially damaging hazard events. These events include extreme heat, windstorms, and winter storms. The following section describes the unique probability, and vulnerability of each identified weather hazard.

²⁰ DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon (O-24-XX, September 2023 Draft)*, Table A-23.

Extreme Heat

The HMAC determined that the City's probability for extreme heat events is **moderate** and that their vulnerability is **low**. *The probability rating did not change and the vulnerability rating increased since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of extreme heat, history, as well as the location, extent, and probability of a potential event within the region. Generally, an event that affects the County is likely to affect the City as well.

A severe heat episode or "heat wave" occurs about every two to three years, and typically lasting two to three days but can last as many as five days. A severe heat episode can be defined as consecutive days of upper 90s to around 100. Severe heat hazard in the Portland metro region can be described as the average number of days with temperatures greater than or equal to 90-degrees, or 100-degrees, Fahrenheit. On average the region experiences 13.6 days with temperatures above 90-degrees Fahrenheit, and 1.4 days above 100-degrees Fahrenheit, based on new 30-year climate averages (1981-2010) from the National Weather Service – Portland Weather Forecast Office.

The City of Molalla has not experienced any life-threatening consequences from the few historical extreme heat events, although changes in climate indicate that the area should expect to see more extreme heat events. resulting from hazards.

Windstorm

The HMAC determined that the City's probability for windstorm is **moderate** and that their vulnerability to windstorm is **moderate**. *The probability rating decreased and the vulnerability rating did not change since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of windstorm hazards, history, as well as the location, extent, and probability of a potential event within the region. Because windstorms typically occur during winter months, they are sometimes accompanied by flooding and winter storms (ice, freezing rain, and very rarely, snow). Other severe weather events that may accompany windstorms, including thunderstorms, hail, lightning strikes, and tornadoes are generally negligible for Molalla.

Volume I, Section 2 describes the impacts caused by windstorms, including power outages, downed trees, heavy precipitation, building damages, and storm-related debris.

Additionally, transportation, and economic disruptions result as well. Damage from high winds generally has resulted in downed utility lines, and trees usually limited to several localized areas. Electrical power can be out anywhere from a few hours to several days. Outdoor signs have also suffered damage. If the high winds are accompanied by rain (which they often are), blowing leaves, and debris clog drainage-ways, which in turn may cause localized urban flooding.

Winter Storm (Snow/Ice)

The HMAC determined that the City's probability for winter storm is **moderate** and that their vulnerability to winter storm is **moderate**. *The probability rating decreased and the vulnerability rating did not change since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of winter storm hazards, history, as well as the location, extent, and probability of a potential event within the region. Severe winter storms can consist of rain, freezing rain, ice, snow, cold temperatures, and wind. They originate from troughs of low pressure offshore that ride along the jet stream during fall, winter, and early spring months. Severe winter storms

affecting the City typically originate in the Gulf of Alaska or in the central Pacific Ocean. These storms are most common from November through March.

The biggest impact of winter storms is congestion on roadways. In January 2007 the City experienced freezing temperatures and high winds caused a tree to fall on the main fire station and blocked some of the roads.

Most winter storms typically do not cause significant damage, they are frequent, and have the potential to impact economic activity. Road and rail closures due to winter weather are an uncommon occurrence but can interrupt commuter, and commercial traffic as noted above.

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Vulnerability Assessment

Due to insufficient data and resources, Molalla is currently unable to perform a quantitative risk assessment, or exposure analysis, for the extreme heat, windstorm, and winter storm hazards. For a list of facilities and infrastructure vulnerable to these hazards see the Community Assets Section and Table MO-5.

Volcanic Event

The HMAC determined that the City's probability for a volcanic event is **low** and that their vulnerability to a volcanic event is **moderate**. *The probability rating did not change and the vulnerability rating increased since the previous version of this NHMP.*

Volcanoes are located near Molalla, the closest of which are Mount Hood, Mount Adams, Mount Saint Helens, Mount Rainier, and the Three Sisters.

Vulnerability Assessment

Due to Molalla's relative distance from volcanoes, the city is unlikely to experience the immediate effects that eruptions have on surrounding areas (i.e., mud and debris flows, or lahars). Depending on wind patterns and which volcano erupts, however, the city may experience ashfall. The eruption of Mount St. Helens in 1980, for example, coated the Willamette Valley with a fine layer of ash. If Mount Hood erupts, however, the city could experience a heavier coating of ash.

Natural Hazard Risk Report for Clackamas County

The **Risk Report** (DOGAMI, O-24-XX)²¹ provides hazard analysis summary tables that identify populations and property countywide that are vulnerable to the volcanic event (lahar) hazard.

The Risk Report did not identify population or property within the study area that may be impacted by the profiled volcanic event (lahar) hazard.

Wildfire

The HMAC determined that the City's probability for wildfire is **high**, and that their vulnerability to wildfire is **high**. *The probability rating increased and the vulnerability rating did not change since the previous version of this NHMP.*

The [Clackamas County Community Wildfire Protection Plan](#) (CWPP) is hereby incorporated into this NHMP addendum by reference, and it will serve as the wildfire section for this addendum. The following presents a summary of key information; refer to the full CWPP for a complete description, and evaluation of the wildfire hazard. Information specific to Molalla is found in the following chapter: Chapter 10.9: Molalla Rural Fire Protection District #73.

Volume I, Section 2 describes the characteristics of wildland fire hazards, history, as well as the location, extent, and probability of a potential event within the region. The location, and extent of a wildland fire vary depending on fuel, topography, and weather conditions.

Weather and urbanization conditions are primarily at cause for the hazard level. Molalla has not experienced a wildfire within City limits, but the city has abundant wooded areas that are a concern in the case of a wildfire event. Figure MO-6 shows overall wildfire risk in Molalla per the state's evaluation. However, as the community had to be evacuated during the wildfire season of 2020 due to the proximity

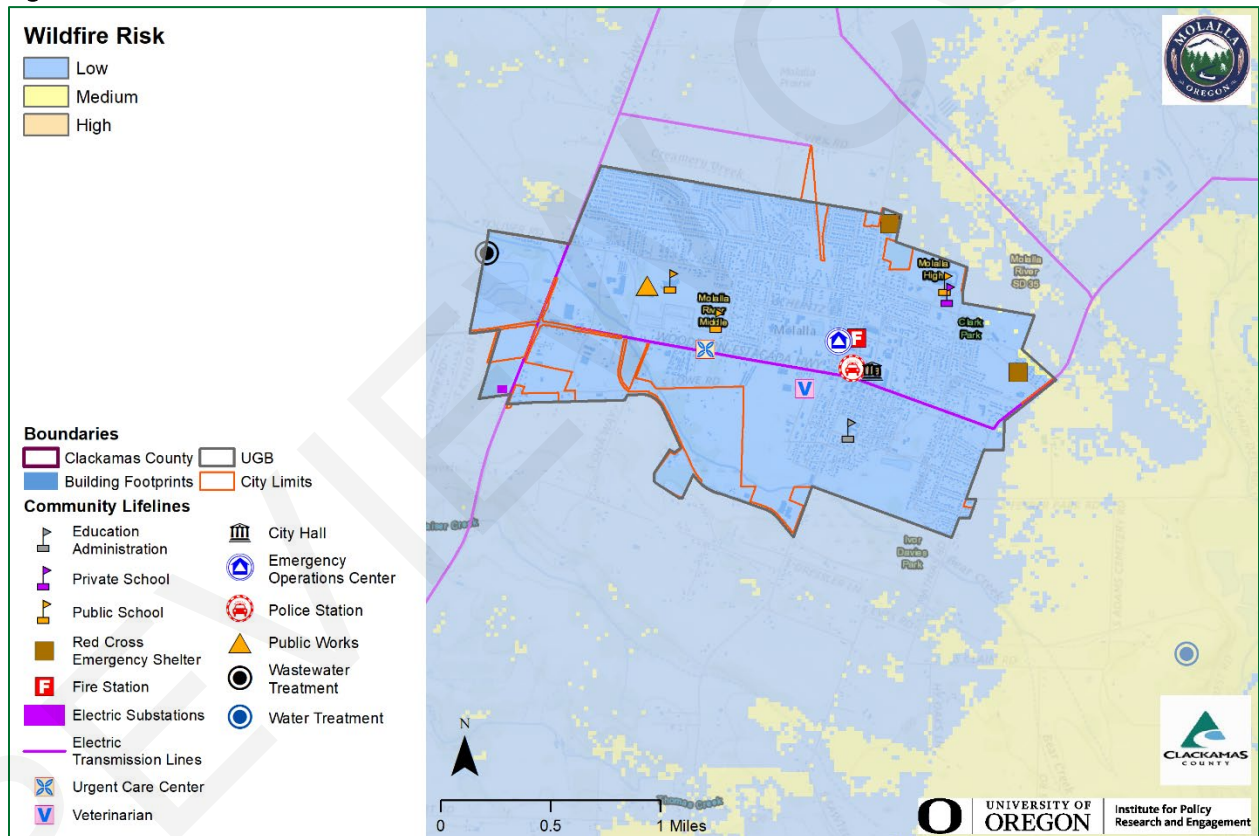
²¹ DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon* (O-24-XX, September 2023 Draft), Table A-23.

of adjacent wildfires and their unpredictable nature, wildfire has been elevated in the priority ranking for this NHMP.

Clackamas County has two major physiographic regions: the Willamette River Valley in western Clackamas County and the Cascade Range Mountains in eastern and southern Clackamas County. The Willamette River Valley, which includes Molalla, is the most heavily populated portion of the county and is characterized by flat or gently hilly topography. The Cascade Range has a relatively small population and is characterized by heavily forested slopes. Eastern Clackamas County is at higher risk to wildfire than western portions of the county due to its dense forest land. Human caused fires are responsible for most fires in Clackamas County.

The City of Molalla, Oregon, is working to update its Emergency Operations Plan (EOP) the current plan was completed in 2011. However, after experiencing devastating wildfires in both 2020 and 2022, as well as severe ice storms, the city's proactive management recognized the need for a comprehensive and up-to-date plan. The city is committed to ensuring its residents' safety and well-being in an emergency, and Phase 1 of the EOP update is a crucial step toward achieving that goal.

Figure MO-6 Wildfire Risk



Molalla is surrounded mostly by farmlands which creates a buffer from the forested areas. There are some areas of heavy tree coverage in the northeast and southern portions of the City. Identified High and

Medium Priority Communities at Risk (CARs) are all located outside of the City limits.²² Wildfires are not a frequent occurrence within the city, but regional wildfires occasionally introduce pollutants within the city. Molalla sits in the bottom of a valley, and pollution from regional fires settles in the area, causing health concerns for residents.

Most of the city has less severe (moderate or less) wildfire burn probability that includes expected flame lengths less than four feet under normal weather conditions.²³ However, conditions vary widely and with local topography, fuels, and local weather (including wind) conditions. Under warm, dry, windy, and drought conditions expect higher likelihood of fire starts, higher intensity, more ember activity, and a more difficult to control wildfire that will include more fire effects and impacts.

Vulnerability Assessment

The potential community impacts, and vulnerabilities described in Volume I, Section 2 are generally accurate for the City as well. Molalla's fire response is addressed within the CWPP which assesses wildfire risk, maps wildland urban interface areas, and includes actions to mitigate wildfire risk. The City will update the City's wildfire risk assessment if the fire plan presents better data during future updates (an action item is included to participate in future updates to the CWPP).

Property can be damaged or destroyed with one fire as structures, vegetation, and other flammables easily merge to become unpredictable, and hard to manage. Other factors that affect ability to effectively respond to a wildfire include access to the location, and to water, response time from the fire station, availability of personnel, and equipment, and weather (e.g., heat, low humidity, high winds, and drought).

Natural Hazard Risk Reports for Clackamas County

The **Risk Report** (DOGAMI, O-24-XX)²⁴ provides hazard analysis summary tables that identify populations and property countywide that are vulnerable to the wildfire hazard.

According to the Risk Report 147 buildings are exposed to the *high and (or) moderate (medium) risk wildfire* hazard for a total exposure of \$34.5 million (a building exposure ratio of 3.3%). About 505 residents may be displaced by wildfires (a population exposure ratio of 5.1%).

²² Clackamas County Community Wildfire Protection Plan, *Molalla Fire Department* (2018), Table 10.13-1.

²³ [Oregon Wildfire Risk Explorer](#), date accessed November 9, 2018.

²⁴ DOGAMI, *Multi-Hazard Risk Report for Clackamas County, Oregon* (O-24-XX, September 2023 Draft), Table A-23.

Attachment A: Action Item Changes

Table MO-7 is an accounting of the status (complete or not complete) and major changes to actions since the previous NHMP. All actions were renumbered in this update to be consistent with other jurisdictions that are participating in the multi-jurisdictional NHMP. Actions identified as still relevant are included in the updated action plan (Table MO-1).

Previous NHMP Actions that are Complete:

Flood #2, “Minimize overall impervious cover and disconnect impervious areas.” Complete. Stormwater management plan adopted.

Wildfire #1, “Promote fire-resistant strategies for new and existing developments.” Complete. Part of existing code.

Previous NHMP Actions that are Not Complete and No Longer Relevant:

None identified.

Table MO-7 Status of All Hazard Mitigation Actions in the Previous Plan

2018 Action Item	2024 Action Item	Status	Still Relevant? (Yes/No)
Multi-Hazard #1	#1	Not Complete	Yes
Multi-Hazard #2	#2	Not Complete	Yes
Multi-Hazard #3	#3	Not Complete	Yes
Multi-Hazard #4	#4	Not Complete	Yes
Severe Weather #1	#5	Not Complete, revised	Yes
-	#6	New	-
Earthquake #1	#7	Not Complete, revised	Yes
Flood #1	#2, #8	Not Complete, revised	Yes
Flood #2	-	Complete	No
-	#8	New	-
-	#9	New	-
Severe Weather #1	#9, #10	Not Complete, revised	Yes
Landslide #1	#11	Not Complete, revised	Yes
Wildfire #1	-	Complete	No
Wildfire #2	#12	Not Complete	Yes

Attachment B: Public Involvement Summary

Members of the steering committee provided edits and updates to the NHMP prior to the public review period as reflected in the final document.

To provide the public information regarding the draft NHMP addendum, and provide an opportunity for comment, an announcement (see below) was provided from January 12 through January 31 (anticipated) on the City's website. The plan was also posted and announced on the County's website. There were X comments provided that have been reviewed and integrated into the NHMP as applicable. Additional opportunities for stakeholders and the public to be involved in the planning process are addressed in Volume III, Appendix B.

A diverse array of agencies and organizations were provided an opportunity to provide input to inform the plan's content through a variety of mechanisms including the opportunity for comment on the draft plan. The agencies and organizations represent local and regional agencies involved in hazard mitigation activities, those that have the authority to regulate development, neighboring communities, representatives of businesses, academia, and other private organizations, and representatives of nonprofit organizations, including community-based organizations, that work directly with and/or provide support to underserved communities and socially vulnerable populations. For more information on the engagement strategy see Volume III, Appendix B.

Website Posting

To be provided

HMAC

The Hazard Mitigation Advisory Committee (HMAC) members possessed familiarity with the community and how it is affected by natural hazard events. The HMAC guided the update process through several steps including goal confirmation and prioritization, action item review and development, and information sharing, to update the NHMP and to make the NHMP as comprehensive as possible. The steering committee met formally on the following date:

Meeting #1: March 8, 2023

During this meeting, the HMAC:

- Reviewed the previous NHMP, and were provided updates on hazard mitigation planning, the NHMP update process, and project timeline.
- Updated recent history of hazard events in the city.
- Reviewed and confirmed the County NHMP's mission and goals.
- Reviewed and provided feedback on the draft risk assessment update including community vulnerabilities and hazard information.
- Reviewed and updated their existing mitigation strategy (actions).
- Reviewed and updated their implementation and maintenance program.
- Discussed the NHMP public outreach strategy.

Meeting #2: November 20, 2023 (via remote conference)

During this meeting, the HMAC:

- Confirmed and provided feedback on the final draft risk assessment update including community vulnerabilities and hazard information provided by DOGAMI (Risk Report).
- Reviewed and confirmed the city's capabilities assessment.
- Reviewed, confirmed, and prioritized the city's mitigation strategies.



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Staff Communication

Agenda Date: January 10, 2024

From: Diana Hadley, Library Director
Approved by: Dan Huff, City Manager

SUBJECT: Library Report

FISCAL IMPACT:

RECOMMENDATION/RECOMMEND MOTION: N/A

BACKGROUND:

Attached you will find a report of Winter Events at the Molalla Public Library.

Hello everyone!

Just a few notes about what's going on at the library:



Make It Monday's December Project

- Even in December, we had record numbers of people at our events! It's exciting to have people engaging with our activities look forward to our various programs the team works so hard to make enjoyable and successful.

- Book boxes continue to be incredibly popular. We had to start a wait list in less than 8 hours after posting the next series of boxes.



Novembers' Book Box

- I have posted

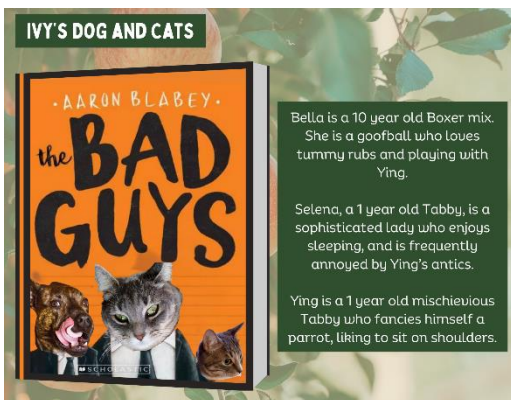
guidelines for the bulletin boards in the back. They were getting very unwieldy with posts from agencies, people with lost animals, gatherings, etc. It was overwhelming and nothing was really visible. Now posts must go through staff and are limited to time posted and type of post.

- I'm happy to announce we are reopening the Community Room to groups other than the Friends of the Library.
- Starting in January! We have finally managed to store our supplies and have room to allow groups to use the room. The caveat is it cannot be used at times when library activities are planned. The group must offer things free to the public, and they may only occupy the room during the library's open hours. We have an online form.
- I ordered 30 new chairs for more comfortable sitting for adult programs and when other groups use it.
- Winter reading has started! Please join the fun and sign up [today](#) through the [Beanstack](#) app for your phone or online. The first 100 finishers will receive a limited edition of our Pets of the Library calendar.

Each month features a different pet of a staff member on a book cover with a short fun fact about them. Tabby did a great job designing it and we all had fun with pet pictures!

- For the winter, we will have a coloring page of the library for people to sit and color. Alexis did a wonderful job depicting our library!

- We've started planning for spring programs and summer reading as well as next fiscal year's budget.



Pets of the Library Calendar

That's the news for now! We continue to keep busy and grow our programs and outreach.

Have a lovely season! Diana



Molalla Library Coloring Page