



2023 Mid-Willamette Valley Council *of* Governments Annual Report

100 HIGH ST. SE, STE. 200, SALEM, OR 97301



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HISTORY AND MISSION

of the Mid-Willamette Valley Council of Governments

HISTORY

The Mid-Willamette Valley Council of Governments (MWVCOG), formed in 1957, is a collaborative association comprising 44 local entities, such as Marion, Polk, and Yamhill Counties, 33 cities, 7 special districts, and the Confederated Tribes of Grand Ronde. It originated from the merger of the Mid-Willamette Valley Planning Council and the Mid-Willamette Valley Intergovernmental Cooperation Council in 1967.

The MWVCOG serves various functions, including facilitating communication and issue resolution among member governments, providing technical and administrative support services, initiating regional studies, recommending solutions to problems, and administering programs mandated by law or at the request of member governments. Its success hinges on the active participation and support of its diverse membership.

MISSION

- Expanding interaction and improving dialogue among local units of government.
- Enhancing collective awareness of major regional issues through seminars and workshops (i.e., “convenorship”).
- Coordinating regional planning and development activities.
- Providing technical assistance and local services tailored to individual needs of member governments.

BOARD of Directors

NAME	JURISDICTION
Commissioner Danielle Bethell	Marion County
Commissioner Jeremy Gordon	Polk County
Commissioner Kit Johnson	Yamhill County
Mayor Ken Woods	City of Dallas
Mayor Cathy Clark	City of Keizer
Councilor Sal Peralta	City of McMinnville
Councilor Roxanne Beltz	City of Monmouth
Mayor Bill Rosacker	City of Newberg
Mayor Chris Hoy	City of Salem
Mayor Frank Lonergan	City of Woodburn
Mayor Jim Kingsbury	Small Cities of Marion County
Mayor John McArdle	Small Cities of Polk County
Mayor Linda Watkins	Small Cities of Yamhill County
Ms. Lisa Rogers	Chehalem Park and Recreation District
Ms. Betsy Earls	Chemeketa Community College
Mr. Ian Davidson	Salem Area Mass Transit
Ms. Maria Hinojos Pressey	Salem/Keizer School District
Mr. Frank Pender	Willamette Education Service District
Tribal Councilwoman Lisa Leno	The Confederated Tribes of the Grand Ronde
Mr. Darin Olson	Marion County Soil & Water Conservation District
Vacant	Lyons-Mehama Water District

MWVCOG Executive Committee

Tribal Councilwoman Lisa Leno	The Confederate Tribes of the Grand Ronde
Councilor Sal Peralta	City of McMinnville
Councilor Roxanne Beltz	City of Monmouth
Mr. Ian Davidson	Salem Area Mass Transit

2023

Member Governments & Districts

NAME

Cities

City of Amity

City of Aumsville

City of Aurora

City of Carlton

City of Dallas

City of Dayton

City of Detroit

City of Donald

City of Dundee

City of Falls City

City of Gates

City of Gervais

City of Hubbard

City of Idanha

City of Independence

City of Jefferson

City of Keizer

City of Lafayette

City of McMinnville

City of Mill City

City of Monmouth

City of Mt. Angel

City of Newberg

City of Salem

City of Scotts Mills

City of Sheridan

City of Silverton

City of St. Paul

City of Stayton

City of Sublimity

City of Turner

City of Willamina

City of Woodburn

City of Yamhill

Counties

Marion County

Polk County

Yamhill County

Special Districts

Chehalem Park and Recreation District

Chemeketa Community College

Lyons-Mehama Water District

Marion Soil & Water Conservation District

Salem-Keizer Transit

Salem-Keizer School District

Willamette Education Service District

Yamhill Soil & Water Conservation District

Tribal Governments

Confederated Tribes of
the Grand Ronde

A MESSAGE FROM THE EXECUTIVE DIRECTOR: **Scott Dadson**



The Annual Report of the Mid-Willamette Valley Council of Governments is a longstanding requirement outlined in our original Charter or ORS 190 Agreement, established in 1967. Serving as a membership organization for the Cities, Counties, and Special Districts of Marion, Polk, and Yamhill Counties, we currently have 43 members with a 21-member Board of Directors. Our dedicated staff, including Land Use Planners, Community Development Project Managers, and more, has been instrumental in various initiatives.

Last year, our Legislative Committee and Government Affairs teams successfully secured funds from HB 3395 to support housing initiatives in our region. These resources will aid our Community Development Staff in infrastructure projects, land use planning, and financial preparedness for housing development.

Our Land Use Staff assisted over 23 member communities in addressing growth, land use regulations, and future planning. The Community Development team secured grants, administered public projects, and contributed to organizational infrastructure development. Our partnership with Marion County and the Cities of Gates, Mill City, Detroit, and Idanha in creating the North Santiam Sewer Authority exemplifies our commitment to community improvement.

We extend gratitude to our 21 Board Members, appreciating their dedication, support, and attendance at meetings. Special thanks to Chairwoman Lisa Leno for her support throughout the year. We appreciate everyone's contributions and commitment to building a better community in the Mid-Willamette Valley. Thanks to the MWVCOG staff for their professionalism and dedication, creating an excellent work environment.

Thank you to all for your service to the communities and people of Oregon.

A MESSAGE FROM THE BOARD CHAIR: **Lisa Leno**



As board chair of the Mid-Willamette Valley Council of Governments, serving in 2023 has been a privilege. The year marked significant engagement in core areas such as economic development, community development (including housing), transportation (including Safe Routes to Schools), and land use planning.

In disaster recovery, our collaboration with Marion County and the North Santiam Sewer Authority (NSSA) focused on rebuilding and strengthening communities affected by the 2020 fires, particularly Gates, Mill City, Detroit, and Idanha. The COG's role involved supporting community development and infrastructure projects for environmental and quality-of-life improvements in the Canyon.

Our Comprehensive Economic Development Strategy (CEDS) for 2023–28, developed with input from the staff and a Community Partnership Board, serves as a blueprint for regional efforts. As the Economic Development District for Marion, Polk, and Yamhill Counties, we assist communities in obtaining grant funding for infrastructure projects.

The Legislative Committee secured funding from the Oregon Legislature to enhance our capacity to address the challenge of adding affordable and accessible housing to our region. Community Development assistance covers utilities expansion, land use planning, capital budget planning, and service level development.

The Transportation Planning team and our elected and appointed members in transportation groups have worked diligently to represent and address the region's diverse transportation needs. Collaborations, such as with the Salem Keizer School District for Safe Routes to School initiatives, showcase our commitment to improving the quality of life in the Mid-Willamette Valley.

Though progress has been made, ongoing efforts focus on securing funding and solutions for regional issues like the Newberg–Dundee bypass, the Highway 18–Highway 22 junction at Willamina and Grand Ronde, and the Highway 22 and Highway 51 intersection project in Polk County.

I am honored to serve and thrilled to see what is in store for 2024.



2023 MWVCOG Staff

Administration

Scott Dadson, *Executive Director*

Amber Mathiesen, *Finance Director*

Linda Hansen, *Admin. Support Coord*

Teresa Davis, *Admin Specialist 1*

Community Development

McRae Carmichael, *Program Director*

John Schmidt, *Grant Administration Specialist/Housing Rehabilitation Program*

Jeff Hilderbrand, *Loan Program Manager*

Scott Whyte, *Land Use Planner*

Laura Conroy, *Associate Project Manager*

Jim Jacks, *Senior Planner*

Holly Byram, *Associate Planner*

Curt Fisher, *Associate Planner*

Transportation/Natural Resources/GIS

Mike Jaffe, *Program Director*

Ray Jackson, *Senior Planner | Transportation*

Karen Odenthal, *Senior Planner | Transportation*

Steve Dobrinich, *Senior Planner | Transportation*

Lesley Hegewald, *Associate Planner | Data/GIS*

Juan Carlos Torres, *Associate Planner | Data/GIS*

Kim Sapunar, *Associate Planner*

Kindra Martinenko, *Associate Planner*

Theresa Whisenhunt, *Admin Specialist III*

Beth Schmidt, *Safe Routes to School (SRTS) Coordinator*

Tania Perfecto-Calderon, *SRTS Program Assistant*

Member Services



Member Services provided Chief Executive Officer recruitments, Chief Executive Evaluations, Council Goal Setting, Regional Mayoral Gatherings, Polk County Breakfasts, Yamhill Dinners, and Legislative Gatherings and Committee work in 2023.

In addition, the COG introduced a new website for communication efforts with our membership as well as engaging Willamette Educational Services District's Communications Team (a member and partner) to assist in membership engagement efforts and expansion of our service offerings in areas such as GIS and data, legal navigation services, grant writing and development, lending services, economic development and community development services.



Member Services

Latino Microenterprise Development Program (LMDP) and the MWVCOG Win SEDCOR's Outstanding Public/Private Partnership Award

The MWVCOG, Valley Development Initiatives and our combined Small Business Lending Program led by McRae Carmichael and Jeff Hilderbrand, worked with SEDCOR in an agreement to provide support under a contract for the Latino Microenterprise Development Program (LMDP), part of the Latino Business Alliance. The purpose of the loan program is to meet the needs of graduates of the Latino Business Alliance's LMDP by supporting entrepreneurship and micro-enterprise initiatives directed at capacity development for small businesses.

This loan program further supports community economic development activities and diversification that generate jobs and lead to sustainable self-sufficiency living standards for low- and moderate -income individuals and families operating businesses and living within the impacted communities.



We are pleased to partner with SEDCOR, the Latino Business Alliance, and others in the banking and financing services of the Mid-Willamette Region to assist in expanding capital to worthy entrepreneurial endeavors in our ever expanding and diverse business community.

HB 3395 in the Oregon Legislative Session awarded COGs' and Economic Development Districts around the State moneys to assist our local membership governments. Working with the 5 Oregon Council of Governments and the 12 Economic Development Districts, the COG supports HB3395-3.

Many cities with populations of 5,000 or less are seeing the same significant increases in demand for housing and development as Oregon's larger cities, yet these smaller communities lack the staffing capacity for technical assistance to plan for infrastructure and public facility investments that accompany such growth. To build the capacity to meet development demands, we believe the funding in HB3395 -3 is an excellent first step to help our communities meet planning and project development requirements to support infrastructure and facility development.

Member Services

To address this lack of internal capacity the MWVCOG worked with the other five COG's and Economic Development Districts, Tribes, and Business Oregon to create a cohort model of grant writing/project development and grant management teams across rural Oregon. These collective efforts are monetized in HB 3395 -3. We believe that Economic Development Districts and Councils of Government are well-positioned to deploy "rapid response" teams of professionals to assist rural entities in securing state and federal funding.

These monies will be used to build capacity in the COG to assist across the Region through the member Counties, Cities and Special Districts. Helping the local communities to be prepared for Federal and State Funding Grants is essential for their success in the development of infrastructure that creates housing, business, and other quality of life improvements for Oregon Citizens in our Region and the other Regions of the State of Oregon.



New Flat-Fee Option Keeps Legal Counsel Affordable for Cities

Members have a new option for legal services with the COG. Starting in 2023, members can pay a flat-fee of \$1000 per year for legal navigation and consultation services. Members that sign-up for this service will be able to speak with a COG attorney for up-to five hours a month about general questions such as: public meetings, public records, code interpretation etc. This allows members to speak with counsel and determine if additional support or action is needed. Members also continue to have the option for hourly local government attorney and hearings officer services at the standard general counsel rate.

Member Services

NSSA Work

COG staff provides project management, fiscal and administrative support to the North Santiam Sewer Authority (NSSA) board which is in the midst of a \$105 million sewer system development project for the Santiam canyon as part of the recovery efforts from the 2020 wildfires.

The North Santiam Sewer Authority (NSSA) was established in May 2020 under Oregon Revised Statute (ORS) 190, which allows units of local government, under written agreement, to form an independent intergovernmental entity. The North Santiam Canyon cities of Mill City, Gates, Detroit, and Idanha, recognizing shared interests in the long-term economic vitality of the Canyon and health of the North Santiam River watershed, formed the NSSA to address the collective need for a Canyon wastewater solution. Under the intergovernmental agreement adopted by all four cities, the NSSA board consists of eight authorized voting members (two from each city).

The sewer system project consists of two phases, a sewer system for Mill City and Gates and a sewer system for Detroit and Idanha. The project was awarded \$50 million in ARPA funding during the 2022 legislative session. Marion County is administering the funds and leading the investigation, design, and construction of the project. COG staff coordinates with Marion County leadership and the NSSA board to ensure the local communities are engaged and informed about the progress of the project, to advocate for resources with local and state agencies and elected officials, and to support the NSSA board in making important governance, fiscal, and operational decisions.



Member Services

Willamette Valley Commuter Rail

On October 25th, the MWVCOG hosted a convening of over 60 people representing a variety of local governments and agencies to discuss the possibility of Commuter Rail connecting the Portland metropolitan area with the Salem/Keizer metropolitan area. Hosted at the Woodburn Chamber of Commerce by Woodburn Mayor Frank Lonergan, ODOT State Rail Planner Robert Melbo shared information on a study that ODOT had done regarding commuter rail in the Mid-Willamette Valley. Representative Kevin Mannix discussed a bill that is being prepared for the 2024 Legislative session to study the extension of the Westside Express Service (WES) line to Salem. The route would use the existing Portland & Western Railroad line that runs from Wilsonville through Donald, Woodburn, Keizer, and into Salem.

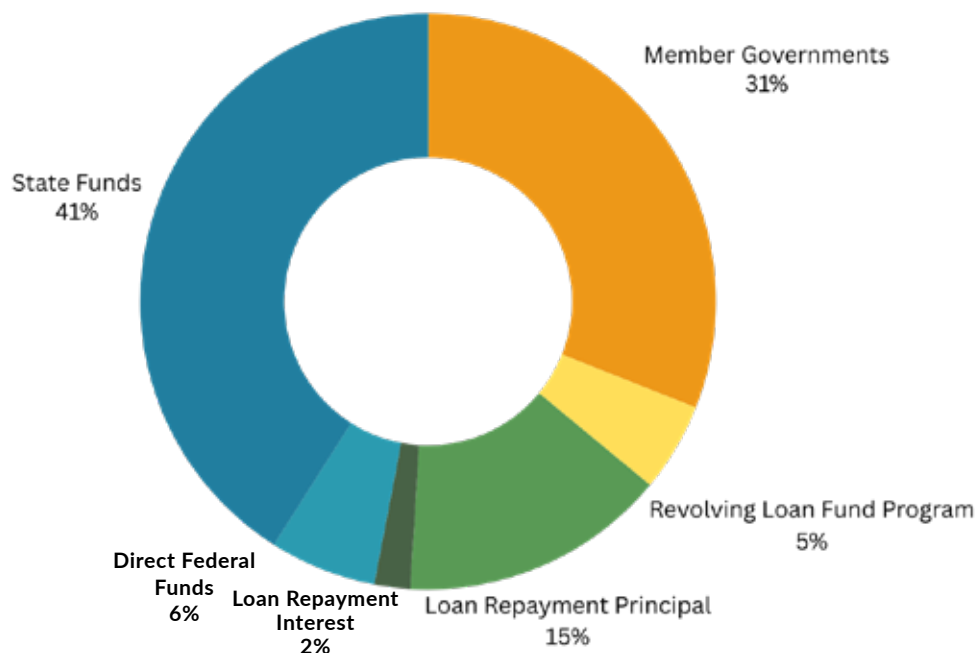


FINANCIAL

Summary

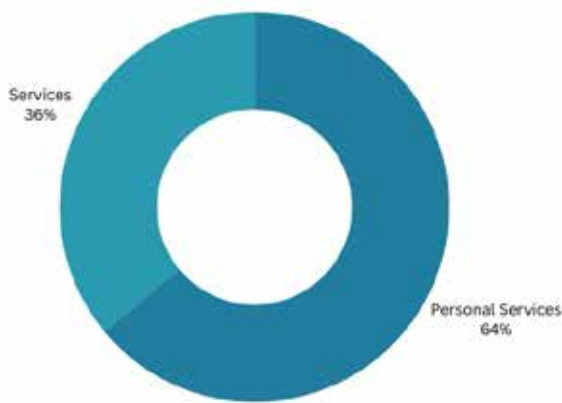
The COG operated with a budget of \$9,586,052 million and a FTE staff of 25.85 during the past year. Actual expenditures were \$4.3 million. Major sources of revenue include dues from member governments, contracts with for a variety of services, pass-through money from state and federal programs that is distributed to others, and fees earned from small businesses for loans. The chart on this page illustrates in summary form the various sources of COG funds. The single most important source of revenue to the COG is dues from member governments. It is this revenue that provide for our basic operating costs and are also used as match funding to ensure access to state and federal grants and programs for the MWVCOG and our members.

Total Revenues: FY 22-23

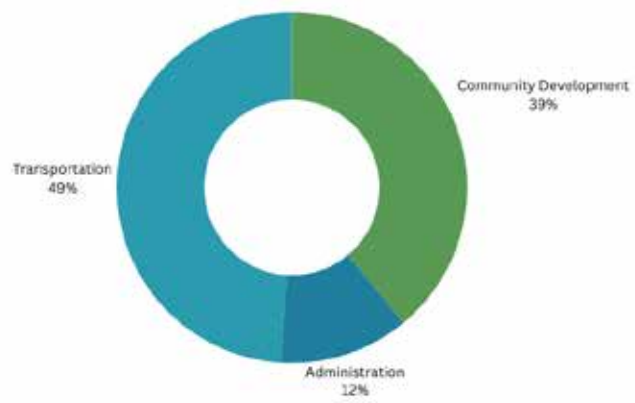


FINANCIAL Summary

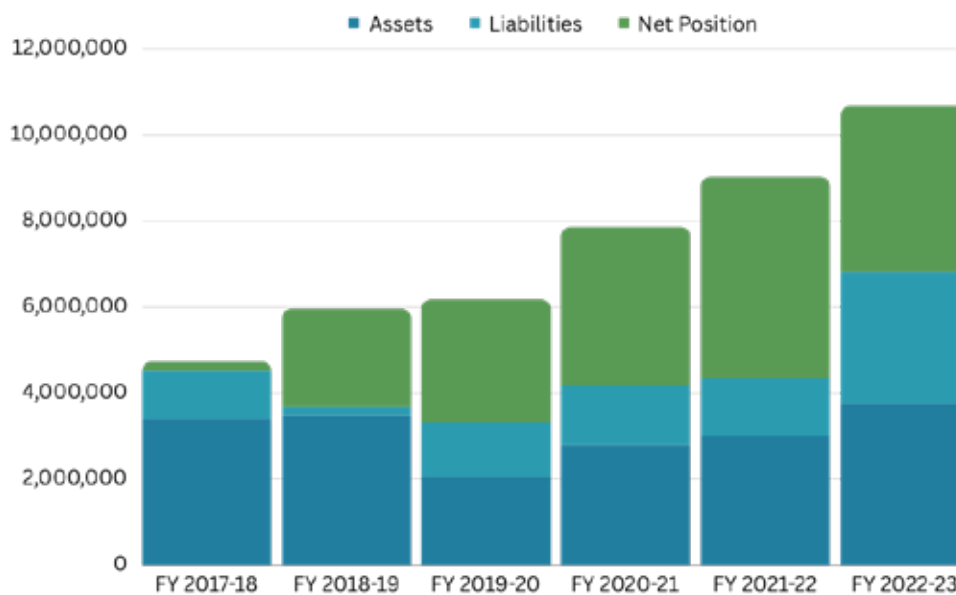
Expenditures by Type



Expenditures by Service



Net Position



Transportation

Mid-Willamette Area Commission on Transportation (MWACT)

The Mid-Willamette Valley Area Commission on Transportation (MWACT) is a 17-member advisory body chartered by the Oregon Transportation Commission (OTC). In 2023, MWACT had five commission meetings with a wide range of transportation issues, plans, and projects on their agendas, including:

- Public review of the State Transportation Improvement Plan (STIP)
- “Call for projects” information for Carbon Reduction funds from ODOT. (Two COG members were awarded funds in 2023).
- Update on ODOT’s OR 22W (Rickreal to Doaks Ferry), include the 22/51 interchange area.
- Update on Center Street Bridge seismic upgrade project, currently under design.
- ODOT’s Strategic Action Plan
- ODOT’s Urban Design Verification study in Salem

The OTC also charged every ACT to develop a 2-year Work Plan. The MWACT steering committee met four times in the summer and fall, and the Work Plan was accepted by the full MWACT in December.

The most significant construction project news was about “phase 2” of the I-5 Aurora/Donald interchange. The \$62.5 million modernization project is scheduled to go out for construction bids in early 2024 and will take about 4 years to complete.



Transportation

Salem-Keizer Area Transportation Study (SKATS)

The Salem-Keizer Area Transportation Study (SKATS) continues its role as the federally designated Metropolitan Planning Organization (MPO). SKATS has an 8-member board of elected and appointed officials from the local jurisdictions and agencies

In 2023, major activities of the SKATS committees and staff included:

- Adopted the SKATS 2050 Metropolitan Transportation Plan.
- Adopted the SKATS 2024-29 Transportation Improvement Program (TIP).
- Facing the continued escalation of construction costs – and following the priority of completing projects – made multiple amendments to the TIP to add over \$14 million of federal funds to make these project whole.
- The 2020 Census expanded the Salem Urban area to include city of Aumsville. SKATS is in the process of defining its planning boundary and the Policy Committee has been discussing changes to the structure of the MPO Policy Committee.
- Marion County and city of Salem completed the Cordon Road/Kuebler Boulevard Corridor Study, using SKATS funds for the study.
- Staff are developing a Metropolitan Transportation Safety Action Plan. To gather public input in March 2023, SKATS used a variety of methods to promote the study and over 1900 residents participated in the survey or provided comments of safety concerns to an online map.
- COG staff provided their land use and GIS skills to help Salem, Keizer, and Marion County with their state-required Climate Friendly Area studies.
- Held monthly meetings of the SKATS Policy Committee and the SKATS Technical Advisory Committee.
- Assisted cities of Hubbard and Aurora and Marion County on the issue of expansion of the Portland Metro MPO to these areas.
- Provided \$120,000 in planning funds for Cherriots Transit to plan for transit operation analysis, tasks for developing the South Salem Transit Center, work on Transit Signal Prioritization along transit routes and other transit related planning work.



Transportation

Safe Routes to School (SRTS)

It was a year of progress and fun in 2023 for Safe Routes to School.

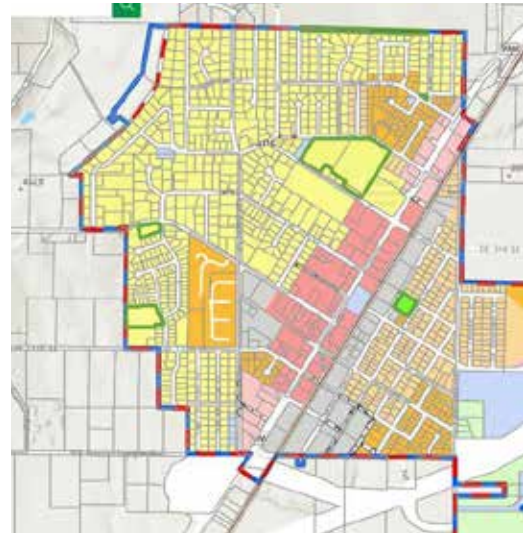
- Pedestrian safety education continued to be taught at 21 elementary schools in Salem-Keizer in the first half of 2023. To reach more students, this safety curriculum will be adopted and taught by PE teachers to elementary students throughout the school district.
- We partnered with others at Bicycle Rodeos; Keizer's "Blast Camp" with Keizer Police, and Salem Police at Geer Park. Cycle Oregon supported both events with bicycle safety education, bikes, and helmets. Many children learned how to ride a bike for the first time at these events!
- Staff organized "walking school buses" at multiple schools in Salem and Keizer where hundreds of students walked to school, joined by teachers, school staff, parents, and local officials (including Oregon House Representative Tom Andersen, Salem Mayor Chris Hoy, Keizer Mayor Cathy Clark, Salem and Keizer City Councilors, Salem-Keizer Public Schools Superintendents and executive staff, Salem-Keizer School Board members, Police, Salem Health Administrators, Salem-Keizer NAACP, Cherriots, and many others).
- Salem Mayor Hoy and Keizer Mayor Clark adopted "Ruby Bridges Day" Proclamations in honor of Ruby Bridges Walk to School Day on November 14th, 2023. This event marks both civil-right achievements and the joy of walking to school. In Salem-Keizer, eight schools held Ruby Bridges Walk to School Day events, with thousands of students walking in honor of Ruby Bridges in Salem and Keizer, Oregon.



Geographic Information System (GIS)

In 2023, COG's GIS staff provided a variety of services to COG members and programs.

- Mapping services:** Assisted the city of Lafayette by developing a map showing 500- and 1,000-foot buffers around schools, parks, and daycare centers. Lafayette city councilors used the map in their discussion about the city code for marijuana facilities.
- Online maps:** Upgraded the online web map application for the city of Dundee. COG first developed this application for Dundee in 2020 to allow the public access to city land use information, including pop-up boxes of information, showing/hiding layers, and printing maps. Because ESRI – the GIS software developer – is retiring its older development platforms and templates, COG rebuilt the online map using ESRI's new Experience Builder platform and with added functionality.
- Field/data collection:** Worked with conservation planners at the Marion Soil and Water Conservation District to develop an ESRI Field Maps mobile data collection application. The application is used by MSWCD planners to collect land use data that will assist with the planning and protection of soil and water resources.
- Public outreach and analysis:** Created online maps to collect public comments for the SKATS FY 2024-2029 Transportation Improvement Program (TIP) and 2050 Metropolitan Transportation Plan (MTP). We also completed data analysis of public comments for the Metropolitan Transportation Safety Action Plan.
- Featured projects:** A project developed by COG staff (Juan Carlos Torres) for Yamhill County was featured in ArcNews, a widely distributed quarterly publication in the GIS field. The article details the work to develop a mobile field mapping application for Yamhill County Public Works that helps the county's mowing and spraying crews avoid protected butterfly habitats, as well as collect data and track crew vehicles.



We encourage you to contact MWVCOG staff or Director Scott Dadson to discuss any GIS, mapping data collection or other data-related projects you have to see how COG staff can provide its services and expertise. You'd be surprised at what we can do for you!

Planning



In 2023, the MWVCOG provided land use planning services to 24 communities in the Mid-Willamette Valley region including Amity, Aumsville, Aurora, Carlton, Dallas, Dayton, Detroit, Donald, Dundee, Falls City, Gates, Gervais, Hubbard, Idanha, Independence, Jefferson, Lafayette, Monmouth, Mollala, Mt. Angel, Scotts Mills, Sheridan, St. Paul, Sublimity, Turner, and Willamina. The MWVCOG also provided short-term planning assistance to the cities of Dundee and McMinnville during staff transitions.

In addition to providing current land use planning services, MWVCOG planning staff assisted with various long-range economic development and planning projects.

Amity

- CUP & SDR for High School/Middle School Consolidation Expansion Project
- LLA – lot consolidation
- Legislative Amendment package initiated/work sessions for: Marijuana, Psilocybin, STR, ADU
- Building permits for ceramics and woodworking studio
- Time extension & new phasing plan for the 36-lot Amity Oaks PUD Subdivision
- Various building permits & several Pre-Apps
- Successful DLCD TA Grant received by City for periodic review
- DLCD grant to COG for housing amendments to Development Code

Aumsville

- Legislative Amendment package adopted for: Master Plan procedures and criteria, parking standards, etc.
- SDR for a new City Public Works building.
- 15-lot residential subdivision & replat
- A couple Pre-Apps

Aurora

- 1 Pre-application
- 2 Partition
- 4 Site Design Review
- 2 Conditional Use
- 2 Home Occupations
- 1 Sign Permit

Planning

Carlton

- DLCD code update assistance grant application for 2023 – 2025 – Sought and received funding for comprehensive updates to the Carlton Development Code.
- Carlton Development Code Amendment – Prepared materials for work sessions that started in late 2023; expected to continue in early 2024; public hearings are anticipated in April and May 2024.
- SUB 23-01 – JR Meadows 3, subdivision approval for 101 residential lots (detached & attached single-family homes) prepared staff documents; approved via hearing in May 2023.
- SUB 23-02 – Second Street, subdivision approval for 39 residential lots (detached & attached single-family homes) prepared staff documents; approved via hearing in January 2024.
- SDR 23-01 - Site Design Review approval for a new trellis and covered outdoor structure to existing outdoor patio area for Carlton Winemakers Studio.
- LLA 23-01 - Property (lot) line adjustment between two lots.
- WWTP - 2023 – Prepared land use application & materials for submission to Yamhill County for capacity upgrades - Carlton's Wastewater Treatment Project (WWTP).
- Partition 23-01 -2 lot Partition on Monroe Street, notice / approval.
- Pre-Apps: Grant Street subdivision proposal and Park Street partition / develop interest.
- Attended other meetings pertaining to code applicability and application processing.

Dallas

- Prepared and assisted with the RFP selection for the La Creole Node Master Plan.
- 20 lot subdivision application

Detroit

- 1 Pre-application meeting
- 6 access permits
- 2 Property Line Adjustments
- 1 Conditional Use Permit/Site Design Review
- 1 Variance

Donald

- SDR & LLA for a mixed-use development on Main Street
- Building permits for large industrial spec building for Pacific Lumber
- Building permits for the next 20+ houses in the Harvest Gardens Agri-hood PUD
- Several Pre-Apps



Planning

Dundee

- T1CR 22-20. 110 N 99W. Trellis. Patio outdoor seating. Carried forward to 2023.
- T1CR 22-24. 130 SW 7th. Methven tent & accessory structure. Carried forward to 2023.
- LA 2023-02. Short Term Rental amendments to Development Code.
- 7 short term rental application
- LURA (land use regulation amendment) 23-02. Amend the Development Code's STR regulations.
- Review and comment on an updated STR Application Form, created House Rules template and Narrative template.

Gates

- 1 Pre-application
- 1 Conditional Use Permit and 1 Variance

Gervais

- Building Permits – 28 Apartment Units + 8 4-plex units
- SDR and LLA for 8-unit apartment building
- Building permit check for multi-use building
- Building permit checks for storage unit building



Falls City

- CUP 23-01 and VAR 23-04 – 7 Star Fuel Station addition - prepared staff documents; approved via hearing in December 2023.
- VAR 23-03 – Martinez building setback variance – prepared staff doc; approved.
- Reviewed various Building Permit apps for code compliance (setbacks, height, etc.) Responded to miscellaneous questions pertaining to code applicability and processing.

Hubbard

- SDR for new industrial building for PNW Marble & Granite
- 2-parcel residential partition
- Pre-App
- Variance for driveway
- 2 Technical Reviews for electronic display signs
- DLCD grant to COG for housing amendments to Development Code
- DLCD Community Assistance Visit regarding the City's floodplain program.

Independence

- 1 Certificate of appropriateness
- 1 Partition
- 1 Site Design Review

Planning

Jefferson

- Jefferson Development Code – Omnibus Amendment – Prepared materials for work session that started in September 2023; expected to continue in early 2024; public hearings are anticipated in April and May 2024 (response to HB 3395).
- Pre-Apps – mixed use proposal 125 N. Main Street; UGB expansion interest.
- Reviewed modifications to multi-family residential under construction.
- Responded to miscellaneous questions pertaining to code applicability and processing.

Lafayette

- 2 Partition applications
- 2 subdivision applications
- 1 VarianceSUB 22-01.
- 2 Home occupations
- LA 23-01. Amend marijuana provisions.
- Prepared and submitted TGM Grant for TSP update – not awarded.
- Prepared and submit City's Site Development Review application to Yamhill County for a new water reservoir outside the city limits at 5850 NE Duniway Rd.

Mt. Angel

- 3 Pre-applications
- 3 Partition applications
- 1 subdivision
- 1 Conditional Use Permit
- 1 Comprehensive Plan Update



Planning

Molalla

- 1 Partition
- 1 Conditional Use and Site Design Review

Sheridan

- 5 Site Design Review Applications
- 6 (floodplain development permit).
- LA 23-01. Major update to Floodplain Overlay District.
- SDR 23-01. 540 SE Jefferson, BRCTEC.
- INT 23-01. 1330 W. Main. A use interpretation to allow Residential Care Facility.
- Appeal of the Census Bureau setting an erroneous population (count question resolution -CQR)

St. Paul

- 4 Variance applications
- CPM/ZC 23-01 New 500,000 gallon City water reservoir.
- 2 Site Design Review applications
- New 500,000 gallon City water reservoir.
- 2 land division applications
- Training for Planning Commission and City Council. Land use planning procedures.

Scotts Mills

- 1 Property Line Adjustment
- 4 Access Permits

Stayton

- 3 Pre-applications
- 2 Site Development Review Applications
- 1 Subdivision
- 1 Variance



Planning

Scotts Mills

- 1 Property Line Adjustment
- 4 Access Permits

Stayton

- 3 Pre-applications
- 2 Site Development Review Applications
- 1 Subdivision
- 1 Variance

Sublimity

- SDR 23-1 Design Review approval for Santiam Hospital Clinic addition, prepared staff documents; approved via Planning Commission hearing in August 2023.
- SDR 23-1 Design Review approval for Power Motorsports inventory lot addition, prepared staff documents; approved via hearing in October 2023.
- HO 22-02 – Use of residential property for survival and camping gear (Home Occ.); prepared notice and decision.
- Pre-Apps: Santiam Hospital Clinic Add, and Power Motorsports.
- Responded to miscellaneous questions pertaining to code applicability and processing.

Willamina

- Many building permits, inquiries, and several pre-apps
- Home Occupation
- Review plats for two partitions
- 60-lot subdivision with variances
- SDR for Middle School expansion
- SDR/CUP for automotive shop
- DLCD grant to COG for housing amendments to Development Code



Planning

Climate Friendly Areas (CFAs) Study for Salem, Keizer, and Marion County MPO

In 2023, MWVCOG completed analysis pertaining to the study of potential “Climate Friendly Areas” (CFAs) as described in OAR 660-012-0005, specifically for the cities of Salem, Keizer and urbanized portions of Marion County. MWVCOG is now under contract to perform additional CFA-related work (code amendments for this purpose) for the City of Keizer.

Development Code Amendments

The MWVCOG helped the cities of Aurora, Carlton, Dayton, Detroit, Donald, Dundee Gates, Keizer, Sheridan, Sublimity prepare amendments to local development codes to address a variety of development issues, which included higher housing densities, accessory dwelling units, expansion of permitted uses in commercial and industrial zones, and sign code updates.

Santiam Canyon Wildfire Recovery

The MWVCOG provides land use planning services to the cities of Detroit, Gates, and Idanha. As wildfire recovery and rebuilding efforts continue, staff provided immediate and long-term planning support to these communities in partnership with Marion County. We are also completed full Code Audit updates and Code Amendments for Gates and Detroit.



Grant Writing, Administration, & Community Development

We continue to assist Amity with their Water Line Replacement project and Davis-Bacon and BOLI wage monitoring requirements for this project, the City of Falls City on their successful Community Development Block Grant (CDBG) award for \$2,050,145 for wastewater improvements, the city of Independence on Davis-Bacon and BOLI wage monitoring requirements related to a Oregon funded infrastructure project, the city of Dayton on Davis-Bacon and BOLI wage monitoring requirements related to their Utility Bridge Replacement Project, and the City of Willamina on their successful CDBG award for \$873,912 and their Safe Drinking Water Revolving Loan Fund and Water/Wastewater award for \$6,114,660 to relocate their water intake.



We are assisting Sheridan with its \$250,000 CDBG-CV grant which in partnership with the Sheridan Food Bank provides critical equipment, supplies, staffing and food for vulnerable community members. The Food Bank recently purchased a cargo van to transport food and supplies as well as refrigeration equipment to extend the amount of food it is able to have onsite for community members. We are also assisting Sheridan with its \$1,043,940 CDBG Wastewater System Improvements design grant.

We assisted the city of Mt. Angel with applying for \$500,000 in Marion County CDBG funds for a street improvement project along Academy Avenue. This is follow-up work from the Income Survey MWVCOG staff completed for Mt. Angel over the summer to determine eligibility for these funds.

We also assisted the City of Stayton with a Safe Drinking Water Revolving Loan Fund application for approximately \$6 million for improvements to upgrade City water lines throughout the City to increase future capacity.

Broadband Planning

In partnership with Marion, Polk and Yamhill County the MWVCOG has developed a Broadband Action Team in efforts to expand broadband internet access to rural areas in Marion, Polk, and Yamhill Counties and our member Cities.

Grant Writing, Administration, & Community Development

The MWVCOG will be applying for BTAP funding to assist our members develop service maps for all our Cities. The maps help identify where funding needs to be distributed, along with providing an opportunity for feedback to improve the maps.

DEQ Septic Repair Replacement Reimbursement Grant Award

The MWVCOG applied for the Oregon Department of Environmental Quality's (DEQ) septic reimbursement grant for fire-impacted communities. To date, we have received over 165 applications and distributed over \$500,000 in reimbursement grants to property owners whose septic systems were damaged by the 2020 wildfires.

This funding provides reimbursement for replacement or repair of homeowners' septic systems in Detroit, Gates, Idanha, and unincorporated Marion County.

The program is funded through American Rescue Plan Act (ARPA) funds from the Oregon DEQ. Its goal is to respond to damage caused by the 2020 Beachie Creek Fires. These funds can cover contractor costs, fees, and septic system evaluations.

Economic Development Administration (EDA)

The MWVCOG provides application and administration assistance for Economic Development Administration (EDA) program funds. Over the year, staff in partnership with University of Oregon IPRE staff and students to conduct surveys, host meetings and draft the 2023-2028 CEDS, Comprehensive Economic Development Strategy. The plan was adopted by the Mid-Valley Partnership Board, the region's Economic District Board, in December 2023. The CEDS is a policy document we use when applying for funds from the EDA.



Grant Writing, Administration, & Community Development

Oregon Chapter of the American Planning Association (OAPA)

In October 2023, MWVCOG staff also organized a session for the Oregon Chapter of the American Planning Association (OAPA) conference on Fire Recovery in the Santiam Canyon.

Regional Economic Development Planning

COG staff provides project management, fiscal and administrative support to the North Santiam Sewer Authority (NSSA) board which is in the midst of a \$105 million sewer system development project for the Santiam canyon as part of the recovery efforts from the 2020 wildfires. The North Santiam Sewer Authority (NSSA) was established in May 2020 under Oregon Revised Statute (ORS) 190, which allows units of local government, under written agreement, to form an independent intergovernmental entity. The North Santiam Canyon cities of Mill City, Gates, Detroit, and Idanha, recognizing shared interests in the long-term economic vitality of the Canyon and health of the North Santiam River watershed, formed the NSSA to address the collective need for a Canyon wastewater solution. Under the intergovernmental agreement adopted by all four cities, the NSSA board consists of eight authorized voting members (two from each city).

The sewer system project consists of two phases, a sewer system for Mill City and Gates and a sewer system for Detroit and Idanha. The project was awarded \$50 million in ARPA funding during the 2022 legislative session. Marion County is administering the funds and leading the investigation, design, and construction of the project. COG staff coordinates with Marion County leadership and the NSSA board to ensure the local communities are engaged and informed about the progress of the project, to advocate for resources with local and state agencies and elected officials, and to support the NSSA board in making important governance, fiscal, and operational decisions.

Regional Solutions Team

The MWVCOG continues to participate with the Oregon Regional Solutions Team (RST) and advisory committees appointed by the governor's office. The RST boundaries are aligned with the 11 federally designated economic development districts (EDDs) in Oregon and include state agency representation along with representation from the governor's office.



Housing Rehabilitation Services

The MWVCOG assists with administration and management of housing rehabilitation services in rural Marion County and the following cities: Aumsville, Aurora, Detroit, Gates, Gervais, Hubbard, Idanha, Jefferson, Mt. Angel, Scotts Mills, Silverton, Stayton, Turner, and Woodburn. Valley Development Initiatives (VDI), a nonprofit affiliate of the MWVCOG, manages the program on behalf of our members. The program provides financial assistance to income-qualifying property owners in need of home repairs via a low-interest, deferred payment loan program to mitigate health and safety concerns, improve deficiencies, increase efficiency, and improve accessibility. As clients repay the loans, the money can then be re-lent to other eligible property owners in the county.

Since the creation of the program in 1999, VDI has helped more than 600 households maintain or repair their homes and has brought in over \$2 million in new funds to serve the region.

Program highlights from 2023 are shown in Table 1. MWVCOG is assisting Marion County with their Home Loan Rehabilitation program. The MWVCOG was awarded a five-year contract to assist the County with administering its Home Loan Rehabilitation program to the 18 entitlement communities within Marion County. The County has approved that an eligible property owner can apply for \$50,000 in funds for home improvements. The City of Silverton, in partnership with the cities of Hubbard and Stayton, closed out its \$450,000 in CDBG-CV-2 (Coronavirus funding) funding to assist with rehabilitation of eligible structures in manufactured home parks. Were able to assist 36 households: 10 in Hubbard, 17 in Silverton, 9 in Stayton.

Location	Services Provided in 2023	Loan Amount
Marion County	Roof and Kitchen Cabinets Replacement	\$25,000
Marion County	Electrical Upgrades and Siding Replacement	\$25,000
Marion County	Bathtub Replacement and Drywall Repair	\$10,464
Stayton	Chimney Repair, Shower, Carpet, and Gutter Replacement, Bathroom Cabinet Installation, Main Bathroom Finishing	\$19,515
Aumsville	Roof Replacement	\$9,565
Woodburn	Electrical Upgrades, Sewer Line, Replacement/Repair, Plumbing Repairs	\$25,000

Lending Services

In 2023 we had a total of 27 loan applicants for commercial loans; 8 are currently in process, many were withdrawn, or the application process was not completed by the applicant, one loan request was declined. Preliminary meetings determine whether the loan requested is a better fit for MWVCOG, VDI or SBA 504 – all have differing requirements as prescribed by the loan programs, SBA SOP, and/or their respective loan board.

VDI Loans- total number of loans and amount of loan:

- 2 loans booked
- Total amount of loans \$330,000
- Employment impact - 6 jobs created

MWVCOG Loans – total number and amount of loan:

- 2 loans booked
- Total amount of loans \$286,250
- Employment impact: 5 new jobs created

SBA 504 Loans- total number and amount of loan:

- 5 SBA 504 applications made 3 were withdrawn
- 2 loans are in process
- Potential total loans \$3,574,550
- Estimated 5 new jobs created



Acronyms

ACT Area Commission on Transportation	FLAP Federal Lands Access Program
ARPA American Rescue Plan Act	FTE full-time equivalent
BAS Boundary and Annexation	GIS Geographic Information Systems
BEAP Broadband Equity Access and Deployment Program	HB House bill
BLI Buildable Land Inventory	HNA Housing Needs Assessment
CARES Coronavirus Aid, Relief, and Economic Security	ICMA International City/County Management Association
CCAR Climate Change Adaptation and Resilience Roadmap	IJA Infrastructure Investment and Jobs Act
CCBI Chemeketa Center for Business and Industry	ILP Intermediary Lender Program
CCRLS Chemeketa Cooperative Regional Library Service	LOMA Letter of Map Amendment
CDBG Community Development Block Grant	MPO Metropolitan Planning Organization
CEDS Comprehensive Economic Development Strategy	MTSAP Metropolitan Transportation Safety Action Plan
CFA Climate Friendly Area	MWACT Mid-Willamette Area Commission on Transportation
COG Council of Governments	MWVCOG Mid-Willamette Valley Council of Governments
CPACE Commercial Property-Assessed Clean Energy	NSSA North Santiam Sewer Authority
CQR Count Question Resolution	OAR Oregon Administrative Rule
DEQ Department of Environmental Quality	ODOT Oregon Department of Transportation
DLCD Department of Land Conservation and Development	OMPOC Oregon Metropolitan Planning Organization Consortium
EDA Economic Development Administration	ORS Oregon Revised Statutes
EDD Economic Development District	OTC Oregon Transportation Commission
FCC Federal Communications Commission	RLF Revolving loan fund

Acronyms

RPAA Regional Planning Association of America

RST Regional Solutions Team

SBA Small Business Administration

SKATS Salem-Keizer Area Transportation Study

SRTS Safe Routes to School

TIP Transportation Improvement Program

UGB urban growth boundary

URA Uniform Relocation Act

USDA United States Department of Agriculture

VDI Valley Development Initiatives



