North Santiam River Canyon Wastewater Feasibility, Lands Inventory and Health Assessment

Marion County Economic Development Advisory Board Update

November 9, 2016
Oregon Health Authority

Health Assessment

- Wastewater Systems in N. Santiam Canyon
- Broadband/Telecommunications
- Transit and accessibility
- Jobs
GIS Database, Lands Inventory and Economic Analysis

- Web-based interactive map
- Demographic trend analysis
- Industrial and commercial land demand
- “Site Readiness” Matrix
- Economic predictions
Population Growth Projection with Canyon-Wide Sewer Capacity

Projected Population Growth

- Baseline
- Augmented
Baseline Priority Sites for Development

Baseline - Matrix 2 Identified Developable Parcels

Projected Demand:
- 17.0 acres Industrial (Large 11.05, Small 5.95)
- 7.4 acres Commercial (Large 1.85, Small 5.55)

Indicated Developable Parcel Acreage by Typology:
- Large Industrial: 5.52 ac
- Small Industrial: 12.50 ac
- Large Commercial: 5.29 ac
- Small Commercial: 5.43 ac
Sewer Improved- Developable Sites

Indicated Developable Parcel Acreage by Typology:
- Large Industrial: 27 properties, 535.54 ac
- Small Industrial: 35 properties, 78.02 ac
- Large Commercial: 61 properties, 191.85 ac
- Small Commercial: 132 properties, 50.49 ac
Developable Land Opportunities with Sewer

<table>
<thead>
<tr>
<th>Typology</th>
<th>Count</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Large Commercial</td>
<td>61</td>
<td>191.85</td>
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<tr>
<td>Small Commercial</td>
<td>132</td>
<td>50.49</td>
</tr>
<tr>
<td>Large Industrial</td>
<td>27</td>
<td>535.54</td>
</tr>
<tr>
<td>Small Industrial</td>
<td>35</td>
<td>78.02</td>
</tr>
<tr>
<td>TOTAL</td>
<td>255</td>
<td>855.9</td>
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</table>

Employment Opportunities with Sewer

<table>
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<tr>
<th>City</th>
<th>Employment</th>
<th>Employed Percentage</th>
<th>Baseline</th>
<th>Augmented</th>
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</thead>
<tbody>
<tr>
<td>Lyons/Mehama</td>
<td>559</td>
<td>0.38</td>
<td>783</td>
<td>1056</td>
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<tr>
<td>Mill City*</td>
<td>408</td>
<td>0.22</td>
<td>451</td>
<td>451</td>
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<tr>
<td>Gates</td>
<td>14</td>
<td>0.03</td>
<td>14</td>
<td>14</td>
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<tr>
<td>Detroit</td>
<td>47</td>
<td>0.22</td>
<td>51</td>
<td>55</td>
</tr>
<tr>
<td>Idanha</td>
<td>5</td>
<td>0.04</td>
<td>5</td>
<td>5</td>
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<tr>
<td>Total</td>
<td>1033</td>
<td>0.25</td>
<td>1304</td>
<td>1581</td>
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* Mill City has sewer currently
ECONOMIC DEVELOPMENT STRATEGY

- Create a unique identity for the North Santiam Canyon
- Inventory and promote all of the recreational and environmental advantages of the region.
- Develop a unified marketing strategy.
- Get local communities to buy into clean-up and dress-up projects.
- Promote and support entrepreneurial business development.
- Utilize the inventory of sites and buildings to promote and market the corridor.
Wastewater Feasibility

- Concept design criteria with Three Basin Rule
- Existing wastewater facilities
- Define alternatives with cost estimate
- Recommend phasing
Can issue WPCF if:

- No waste discharge to surface water
- Groundwater requirements met
- Environmental Quality Commission (EQC) finds it is preferable means of disposal compared to current means of disposal
  - Significant number of failing individual systems
  - Impact of individual systems is greater than impact of new facility
  - If social and economic benefits outweigh possible environmental impacts

Can seek for modification to Three Basin Rule
Alternatives

• Alternative 1 (5 plants)
  • Individual treatment

• Alternative 2 (4 plants)
  • Combined: Detroit-Idanha
  • Individual: Gates, Mill City, Lyons

Alternative 3 (3 plants)
  • Combined: Detroit-Idanha, Gates-Mill City
  • Individual: Lyons

Alternative 4 (2 plants)
  • Combined: Detroit-Idanha, Gates-Mill City-Lyons
Summary of Recommendations

- **Alternative 3**
  - Start with Detroit/Idanha, and Gates systems
  - Combine Mill City to Gates when expansion is required
  - Develop Lyons when local community is driving the need

- **Move forward with request for modification to Three Basin Rule**
Governance Options

- Review options based on regional and individual needs of cities
- Recommend pathway for governance of sewer servicing
Long-Term Governance Options for WW systems in all cities

1. Independent City-Owned & Operated Systems
2. ORS 190 Agreement for O & M
3. Create a New Special District
   - ORS 190 Agency
   - Sewer Authority
   - County Special District
Recommendation

Establish a North Santiam Canyon Wastewater Facilities Planning Committee

- Intergovernmental Agreement
  - Five cities (Lyons, Mill City, Gates, Detroit, Idanha)
  - Marion & Linn counties.
  - Representatives appointed by Governing Body
North Santiam Canyon Wastewater Facilities Planning Committee

- **Purpose:**
  - Set priorities for Wastewater Improvements.
  - Address DEQ’s: **Three-Basin Rule**
  - Identify funding strategies & seek $$ for priority projects.
  - Based on funding & project timing ---- **select the preferred governance structure for wastewater facilities.**
North Santiam Canyon Wastewater Facilities Planning Committee

- **Benefit:**
  - Unified vision and commitment to projects.
  - Demonstrate to state/federal funding sources that Canyon communities are working together.
    
    *(Example: Hwy 22 in 1980’s & 1990’s)*

- **Time frame:** 2 to 5-years

- **Leadership & Staffing:** Marion County Board & staff
Questions?

We extend our thanks to the Infrastructure Finance Authority for partnering with Marion County on this study.