

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

Marion County Economic Development Advisory Board Update

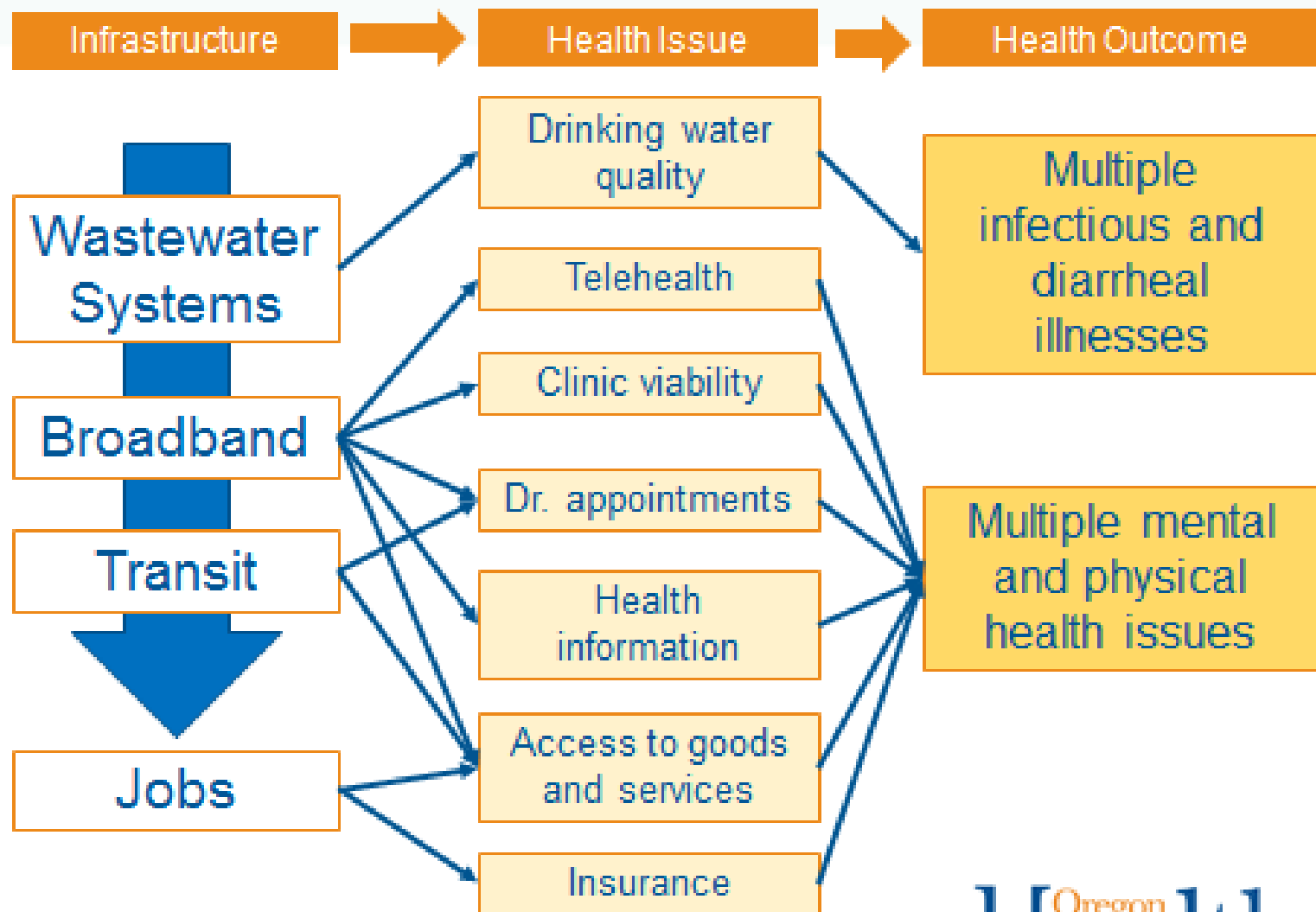
November 9, 2016

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Oregon Health Authority

Health Assessment

- Wastewater Systems in N. Santiam Canyon
- Broadband/ Telecommunications
- Transit and accessibility
- Jobs



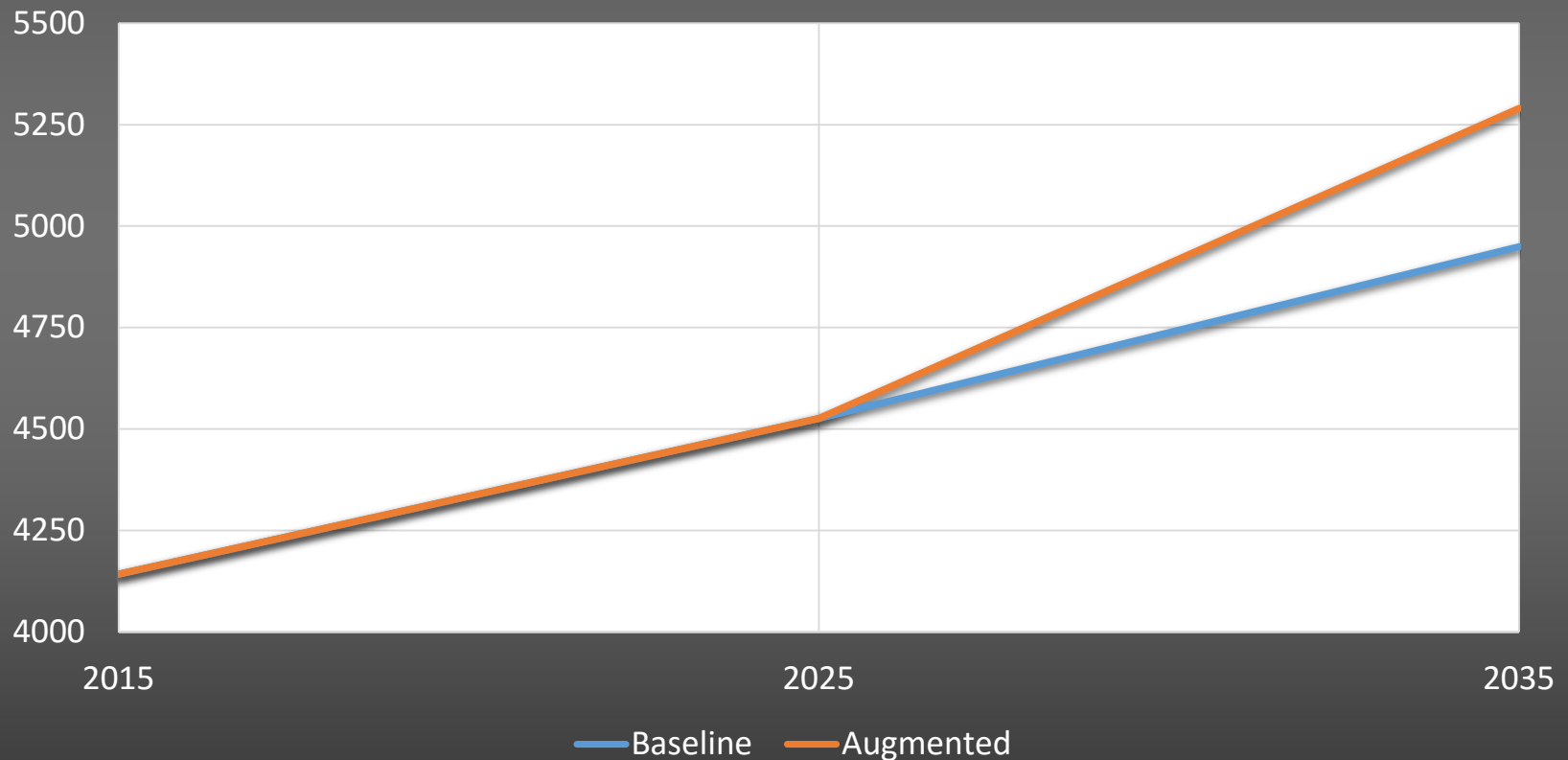
Maul Foster & Alongi

GIS Database, Lands Inventory and Economic Analysis

- Web-based interactive map
- Demographic trend analysis
- Industrial and commercial land demand
- “Site Readiness” Matrix
- Economic predictions

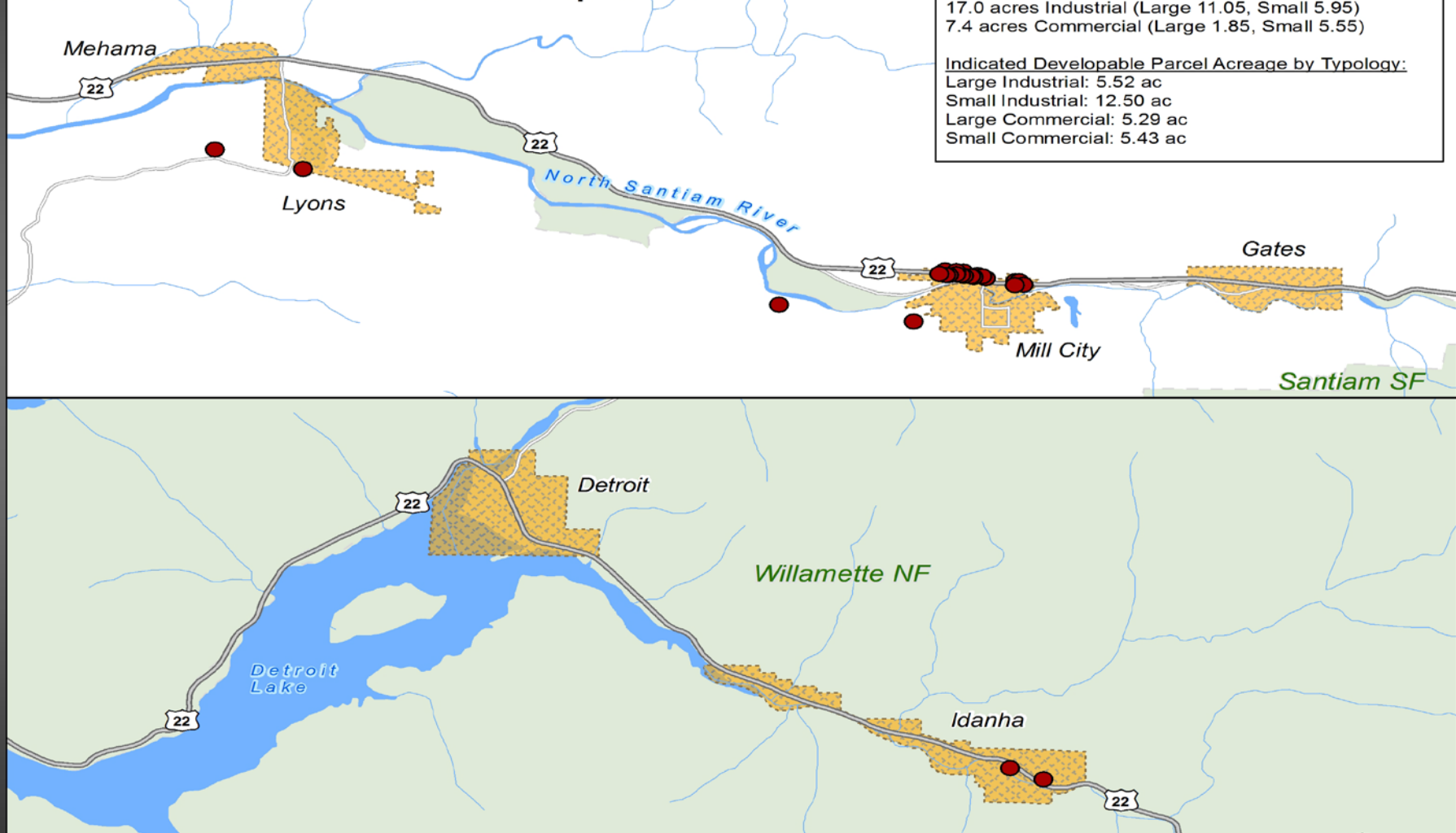
Population Growth Projection with Canyon-Wide Sewer Capacity

Projected Population Growth

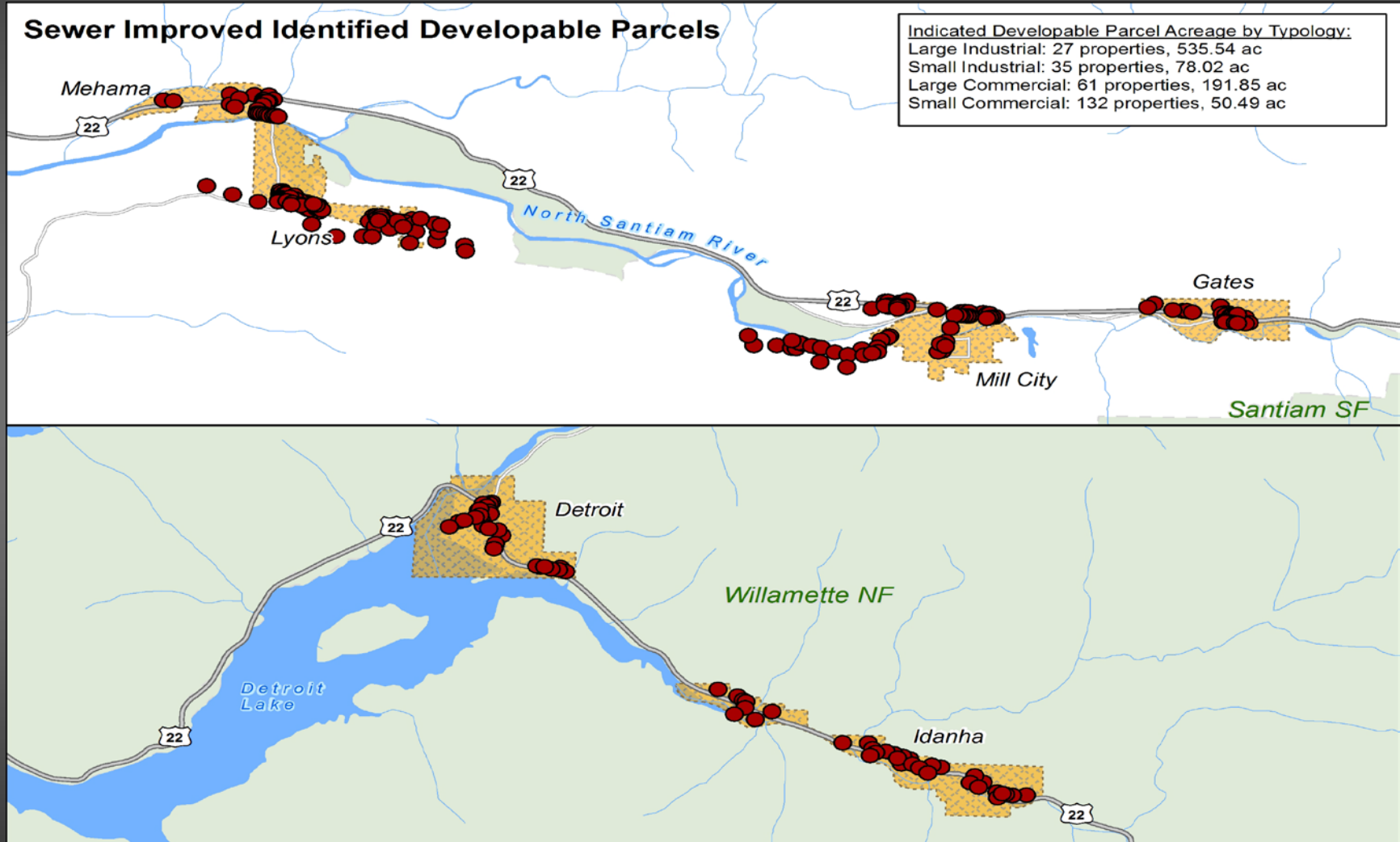


Baseline Priority Sites for Development

Baseline - Matrix 2 Identified Developable Parcels



Sewer Improved- Developable Sites



Typology	Count	Acres
Large Commercial	61	191.85
Small Commercial	132	50.49
Large Industrial	27	535.54
Small Industrial	35	78.02
TOTAL	255	855.9

Developable Land Opportunities with Sewer

Employment Opportunities with Sewer

City	Employment	Employed Percentage	Baseline	Augmented
	2015	2015	2035	2035
Lyons/Mehama	559	0.38	783	1056
Mill City*	408	0.22	451	451
Gates	14	0.03	14	14
Detroit	47	0.22	51	55
Idanha	5	0.04	5	5
Total	1033	0.25	1304	1581
			Change	Change
			271	548

* 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

Three Basin Rule

- 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

Keller Associates

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.