



Economic Development Advisory Board

Wednesday November 9, 2016

3:30pm – 5:00pm

555 Court St NE Salem – Commissioners' Board Room

AGENDA

3:30	Welcome, Introductions, and Announcements September	Angie Morris
3:40	Meeting Minutes – Action (P. 3)	Angie Morris
3:45	Canyon Water/Wastewater Feasibility Study - Information (P.6)	Danielle Gonzalez
4:05	Detroit Lake Dredging Project	James LaBar
4:20	Membership - EDAB	Kevin Cameron
4:30	Land Use Report - Information (P. 60)	Brandon Reich
4:45	Economic Development Conference - Information (P. 61)	Sarah Cavazos
4:55	New Business, Comments and Closing	Angie Morris

Future Meetings

- December 7th – 3:00-5:00 (Possible Grant Reviews)
- January 11th – 3:30-5:30

Attachments & Handouts

-
- | | |
|----------------------------|----------------------------|
| • 2016/17 Meeting Schedule | • Land Use Cases |
| • October Minutes | • Conference Save the Date |
| • Canyon Feasibility Study | |

Executive Committee		Full Board	
July – No Meeting		July – No Meeting	
Monday, August 1, 2016 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, August 10, 2016 at 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Thursday, September 1, 2016 at 11:30 am Location: Travel Salem 181 High St NE, Salem		Wednesday, September 14, 2016 at 3:30pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, October 3, 2016 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, October 12, 2016; 3:30 pm – 5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room <i>*Date change due to Community Projects Grant review</i>	
Monday, October 31, 2016 at 1:30 pm Location: Travel Salem 181 High St NE, Salem		Wednesday, November 9, 2016; 3:30pm - 5:00pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, December 5, 2016 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, December 7, 2016; 3:00 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Tuesday, January 3, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, January 11, 2017; 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, January 30, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Tuesday, February 8, 2017; 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, February 27, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, March 8, 2017; 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, April 3, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, April 12, 2017; 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, May 1, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, May 10, 2017; 3:00 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday June 5, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, June 14, 2017; 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	

Marion County Economic Development Advisory Board
October 12, 2016 Meeting Minutes
555 Court St NE, 5th Floor Salem, OR

Members Present: Nate Brown, Kevin Cameron, Thomas Chambers, Bill Cummins, Chad Freeman, Lesa Goff, Jose Gonzalez, Bob Hill, Jay Kemble, Nate Levin, Allison McKenzie, AJ Nash, Evann Remington, Dave Tibbets, Ian Tolleson, James LaBar, Renata Wakeley and Christine Rutherford.

Staff and Guests Present: Sarah Cavazos, Tamra Goettsch, Danielle Gonzalez, Brandon Reich, Mark Christiansen, and Michelle Patrick.

Call to Order: 3:35pm

Agenda Item: Welcome, Introductions & Announcements

Information/Discussion: Hill called the meeting to order and called for introduction of board members and the new RARE participants. Mark Christensen will be supporting the County and SEDCOR to implement BRE community assessments in rural communities. Michelle Patrick is a shared member with COG and will be working on Main Street in rural communities for her county assignments. The December EDAB meeting has been moved from the 14th to the 7th, please note your calendars. The Business Development Grants have been released; application and information can be found online.

Action: None.

Agenda Item: August Minutes

Information/Discussion: Hill presented the minutes and called for comment;

Action: A motion was brought forth by Commissioner Cameron to approve the August minutes; a second was made by Nash. The motion was voted on and approved unanimously.

Agenda Item: Updates – Legislative Update

Information/Discussion: Gonzalez provided an overview of the Legislative Update (see attached). Gonzalez reviewed Measures 96-98 and shared that there is concerns that if these measures move forward they may limit some of the funds going to Economic Development work throughout the State. Cameron shared that it isn't clear that if measures 96 and 99 pass if the funds will come out of unallocated lottery dollars, or the percentage currently allocated to counties. Freeman shared his understanding is that the measures will be funded from the economic development allocation currently given to Business Oregon. Cameron suggested setting up a presentation from the State to be educated on how the lottery dollars will be affected due to both of these measures. Gonzalez shared that the County works with CFM to put together the Federal Agenda. Danielle talks about working with CFM that helped put together Federal Agenda. There has been discussion regarding the Detroit Lake water levels and have found that because the seasons are becoming shorter and shorter the N. Santiam area is experiencing a negative business environment. Discussions are occurring on how to improve the length of operating seasons in the coming years, in order to keep the surrounding businesses in operation. Cameron shared there was a \$15,000 grant from Business Oregon that was used to hire a consultant to help the two marina owners with the permit process. Gonzalez noted that the County is currently working with Infrastructure Finance Authority on a Water/Wastewater Feasibility Study in the Canyon which will be completed in October. The goal is to identify a region wide approach to addressing the infrastructure needs. Gonzalez is working with Reich to pull together population density number and put a monetary dollar amount to the impacts of improved sewer so that can be shared in applications to federal funders. At this point DC staff are hesitant to discuss percentages for potential funding packages for this type of project so the County is working to articulate the economic impact to build the case for funding. Cavazos shared that Sam Goldstein provided good feedback on stretching federal dollars by applying for the project funding in stages to at lower levels that allow state level authorization which could help applications be approved with less difficulty. Cameron provided an update the on the local Marijuana Measures that are on the Marion County ballot. The measures will only affect the areas outside of the city limits. Measures that have been referred out, Medical Marijuana which includes processing and retail outside the city limits, also Recreational Marijuana, which includes grow, processing sales, and distribution. Measure 91 failed in Marion County, the legislature allowed any

county that failed to refer it back out to the people. This is a chance for Marion County to confirm their decision in 2014 or to change directions this will also not affect personal use. As of right now OHA controls Medical Marijuana and OLCC controls Recreational Marijuana and would like to see both entities under one set of rules and will allow the Medical Marijuana folks to not be taxed. Cameron toured a couple surrounding Marijuana Grows, and said they were pretty sophisticated operations, but they will be able to continue in Marion County even if the ballot measures fail, due to being grandfathered in their Medical Grows. The third ballot measure states if the people say yes to Recreational Marijuana do they want a 3% tax on the retail side. Right now we have two medical dispensaries in the county outside the city limits. Those two would charge a retail tax. The question was asked if the projected 3% tax revenue amount would be paid to Marion County from recreational marijuana. Cameron stated the exact amount is not known but has heard it could be approximately 70,000 a year. Salem is going to receive a big portion of this revenue. Marion County is not expecting to receive much revenue from the tax. Cameron shared that the County is working on HB 1565 which would allow the County to set up tax exempt zones for a predetermined period of time to provide an incentive for new investments, the bill allows for exempting or deferring taxes, Cameron anticipates the county would only utilize the exemption option. Questions were raised regarding how this differs from enterprise zones, it was explained that this allows more flexibility than the current options through enterprise and would just be another tool in our economic development toolbox. Freeman noted that FEMA is redrawing the 100 year flood plan maps which could have tremendous impact on future development by restricting development in any area identified as a floodplain. More discussion on potential impacts of this as well as ways the county might influence the direction should be explored.

Action: None

Follow Up: Cavazos will explore the possibility of a presentation from the Oregon Lottery.

Agenda Item: Comprehensive Economic Development Strategy (CEDS)

Information/Discussion:

Wakeley presented the CEDS update, explaining that the Mid-Willamette Council of Governments is designated by the Economic Development Administration as the Economic Development District that covers Polk, Yamhill, and Marion Counties. One of the requirements is yearly reports that include a 5 year plan which is then updated annually. The last CEDS was done in 2012 next full report will be done in 2017. As part of the annual update COG solicits input from its jurisdictions on the priorities of their communities, COG identifies the trends and needs, compiles the information and report back to the EDA. COG also inputs the information collected into the new AGORA pilot program that connects public projects needing funding with private partners such as the Ford Family Foundation and other community foundations. Last year the regional solutions team also used the CEDS when looking at projects. As of right now all the projects have been entered into AGORA and matches are starting to be made, they are waiting to get some success stories.

Action: None

Agenda Item: Aurora Airport Overview

Information/Discussion: Members were asked to provide feedback on the Aurora Airport Tour for those who were unable to attend. Members shared they were surprised at the number of jobs and businesses located at the airport, there was not prior knowledge that so much was going on there. The high volume of airport usage was discussed as well as the need for expansion of the landing strip. The group was impressed by the enthusiasm of the tour guides and historical knowledge. The group agreed that there is a lot of economic opportunity at the airport, as well as opportunities for job training; the question was raised on the potential for CTC to partner for youth education/training. EDAB should keep it on the radar and look for ways to support growth/expansion. Members expressed the value and desire to get out in the community more, this was a great educational opportunity and they would like to see more opportunities like this.

Action: None

Agenda Item: New Business

Information/Discussion: McKenzie asked when a save the date would be available for the March 7th conference so she can begin talking about it and sharing in the canyon communities. Cavazos stated that the committee planned to release a save the date by November 1st. Freeman shared that construction is starting on a 20,000 sq/ft building at Mill Creek. Cameron shared that the City of Salem is working on a project to turn the north block side of the transit building into a

permanent, year-round outdoor marketplace and suggested inviting the City of Salem to present their current and upcoming projects at a future EDAB meeting. Morris shared that Travel Salem has started their bus wine tours and that hotel occupancy is up.

Action: None.

Meeting adjourned: 4:50 PM

DRAFT

North Santiam Wastewater Feasibility Study, Lands Inventory and Health Assessment

Marion County Board of Commissioners Work Session

October 31, 2016



Marion County Community Services
Economic Development

Introduction



2015 Population estimates:

Detroit: 215
Gates: 484
Idanha: 137
Mehama/Lyons: 1,187
Mill City: 1,875

As the overall economic picture in Marion County has improved, some rural communities in the county have experienced more than 25 years of economic distress spurred by the collapse of a once vibrant timber economy. Beginning in 1990, the rural timber communities of Mill City, Gates, Detroit and Idanha in Marion County, Oregon found themselves constrained by the habitat protection of the Northern spotted owl under the Endangered Species Act followed by a series of federal forest management acts which significantly curtailed the timber harvesting industry. In 2000, a \$15 million recovery package was approved by the U.S. Congress to aid the region from the loss of their primary local industry by changes in federal policies. The North Santiam Economic Opportunity Study was completed and submitted to federal regulators as a plan for the distribution of the aid but the money was not further appropriated by the U.S. Congress and the promised funds never matriculated.



In 2014, The Mid-Willamette Valley Council of Government updated the original 2000 study and further explored the needs of the distressed rural timber communities of Mill City, Gates, Detroit and Idanha. The communities reside along a pristine North Santiam River in a narrow canyon on Oregon Hwy 22. The report cited the need for repair of aging water systems and large scale investments in wastewater development. The lack of basic infrastructure was noted as a primary discouraging factor from employers locating or expanding businesses in this area. The need for infrastructure investments have been further complicated by a diminishing population base and subsequent reduced tax receipts which have increased the pressure on these small town city budgets.

Where there is a desire in each community to expand business and employment options, but not a capacity to actually accomplish it, Marion County has prioritized infrastructure development to address the underlying foundation for sustainable rural economic development. The intense targeting of these communities allows for the leveraging of diverse public and private resources to spur complimentary economic investments. The regional strategy focuses on basic infrastructure for water, sewer, broadband internet, health, employment, housing and transportation and while maintaining the rural lifestyle these communities desire.

Summary Scope of Work

Governance, conceptual design, estimated cost and phasing of regional wastewater system(s) in the North Santiam communities	<p>Peter Olson <i>Keller Associates</i></p> <p>David W. Kinney <i>Keller Associates</i></p>
Interactive GIS database of commercial and industrial properties, readiness for development, impact analysis of development and potential wastewater facilities sites in the North Santiam Canyon communities	<p>Seth Otto <i>Maul Foster & Alongi</i></p> <p>Grant Herbert <i>Maul Foster & Alongi</i></p>

North Santiam Canyon Inventory and Analysis

Marion County Board of Commissioners
Work Session .31.16



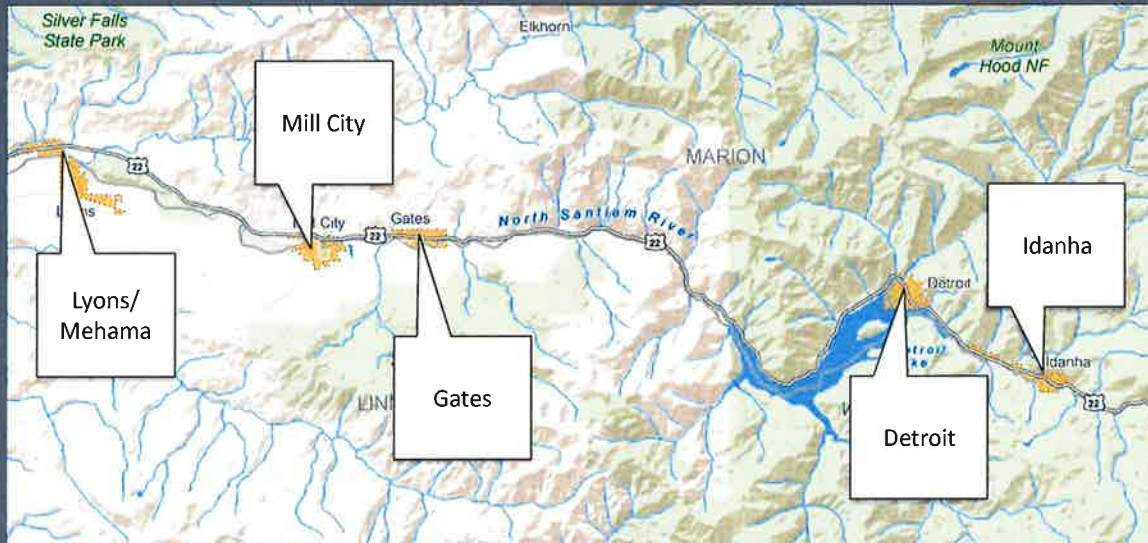
MAUL FOSTER ALONG I

CONTEXT



MAUL FOSTER ALONG I

STUDY AREA



OVERVIEW OF SCOPE

1. Project Kick-off
2. Data Compilation and Review
 - Web-based interactive map application
3. Field Work
 - Interviews & Data Collection
 - Windshield Survey
 - Updated database
4. Redevelopment Analysis
 - Demographic Trends & Projections
 - Industrial and Commercial Land Demand Summary
5. Impact Analysis
 - Redevelopment "Site Readiness" Matrix
6. Final Reporting
 - Summary
 - Complete Geodatabase



DATA COMPILATION

Web-based interactive map application:

<https://maulfoster.maps.arcgis.com/apps/webappviewer/index.html?id=140888aef4b743918ed71d73136c1e84>

Summary of sources:

Geodatabase: County data, administrative, scanned local maps

Inventory Subset: Commercial & Industrial properties (zoning and comp plan)

Field Work: Assessment of variety of factors
Windshield Survey



REDEVELOPMENT / IMPACT ANALYSIS

1. Demographic Trends and Projections

Population growth

Employment growth

2. Inventory of Employment Lands

3. Sort into Typologies

Industrial, large and small

Commercial, large and small

4. Redevelopment Matrix

Weighted variables according to priority for site readiness

5. Identify top sites

6. Apply redevelopment scenarios at various scales

7. Outcome = potential benefit from redevelopment at different scales



DEMOGRAPHIC TRENDS

Lyons/Mehama and Mill City

- Strong economic bases anchored by the Manufacturing sector concentrated primarily in Lumber & Wood Products. (some risk in over-dependence)
- Employment centers for residents of other communities in the Corridor
- Provide complete range of commercial and public services to keep them self-sustaining.
- Continued population growth spillover from Willamette Valley

Gates

- Rural residential community with little change anticipated
- Minor additions to its commercial base to service an increasing tourism volume

Detroit

- Increased demand for tourist commercial services

Idaha

- Former mill properties could transition to transportation and warehousing facilities with limited improvements to existing infrastructure.



COMBINED POPULATION

	2000	2015	Total Δ # 2000 - 2015	Annual Δ % 2000 - 2015
Lyons/Mehama	1,301	1,452	151	0.73%
Mill City	1,563	1,855	292	1.15%
Gates	471	485	14	0.20%
Detroit	262	210	-52	-1.46%
Idanha	232	140	-92	-3.31%
Total	3,829	4,142	313	0.53%



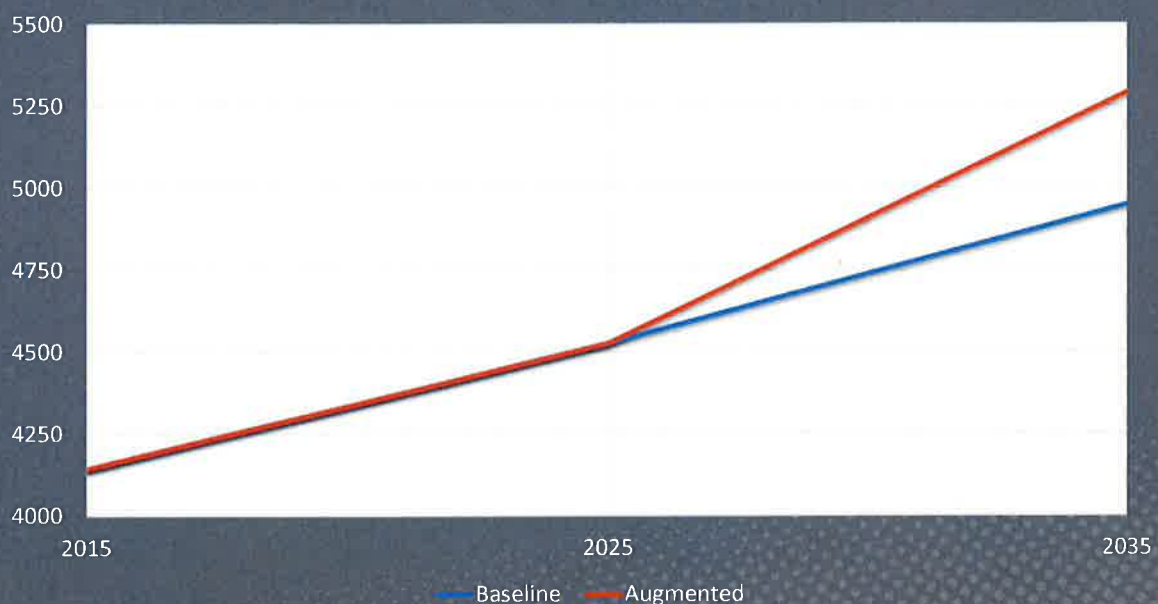
GROWTH PROJECTIONS

City	Baseline	Augmented Growth Rate with sewer	Certified Population 2015	Population with Baseline 2035	Augmented Growth Rate with sewer 2035
Lyons/Mehama	1.70%	3.23%	1,452	2,034	4,081
Mill City*	0.50%	0.50%	1,855	2,050	4,000
Gates	0.07%	0.14%	485	492	983
Detroit	0.40%	0.76%	210	228	455
Idanha	0.18%	0.33%	140	145	289
Total Corridor	0.89%	1.69%	4,142	4,949	9,808



POPULATION GROWTH PROJECTION

Projected Population Growth



EMPLOYMENT GROWTH

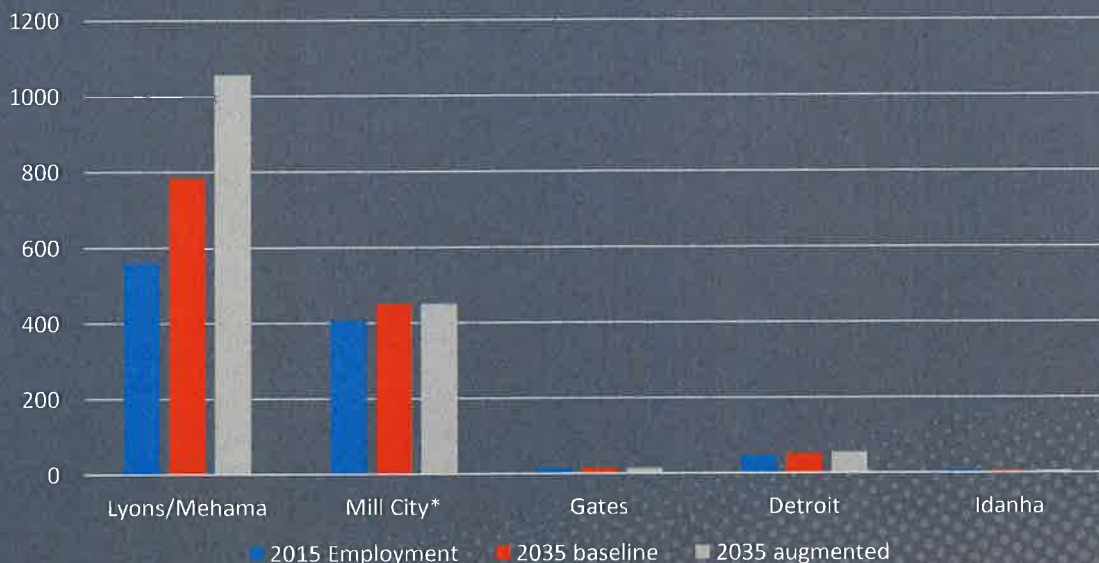
City	Employment	Employed Percentage	Baseline	Augmented
	2015	2015	2035	2035
Lyons/Mehama	559	0.38	783	1056
Mill City*	408	0.22	451	451
Gates	14	0.03	14	14
Detroit	47	0.22	51	55
Idanha	5	0.04	5	5
Total	1033	0.25	1304	1581
			Change	Change
			271	548

*Mill City already has sewer



EMPLOYMENT GROWTH

20 Year Employment Growth Projections



*Mill City already has sewer



EMPLOYMENT LAND DEMAND

Baseline

Land Use Type	Employment Growth	Employees Per Acre (Net Acres)	Land Demand (Net Acres)	Land Demand (Gross Acres)
Industrial	148	10	14.8	17.0
Commercial	123	20	6.2	7.4
Total	271		21.0	24.4

Augmented by sewer

Land Use Type	Employment Growth	Employees Per Acre (Net Acres)	Land Demand (Net Acres)	Land Demand (Gross Acres)
Industrial	299	10	29.9	34.4
Commercial	249	20	12.5	15.0
Total	548		41.4	49.4



TOTAL INVENTORY

Type	Count	Acres
Total Parcels	311	734.26
Developed Parcels	189	551.02
Undeveloped Parcels	50	121.84
Vacant Parcels	17	61.4



TYPOLOGIES

Large Commercial (> 25,000 sq ft)



TYPOLOGIES

Small Commercial (< 25,000 sq ft) minimum 0.25 acre



TPOLOGIES

Large Industrial (> 5 acres)



TPOLOGIES

Small Industrial (< 5 acres; minimum 1 acre)



SUMMARY OF LAND INVENTORY

ALL PROPERTIES	Commercial (Large)		Commercial (Small)		Industrial (Large)		Industrial (Small)	
	(Acres)	(Sq Feet)	(Acres)	(Sq Feet)	(Acres)	(Sq Feet)	(Acres)	(Sq Feet)
Criteria	> 0.57 / 25,000		< 0.57 / 25,000 (min .25 ac)		> 5 / 217,800		< 5 / 217,800 (min 1 ac)	
# of Properties	71		176		29		35	
Avg Parcel Size	2.83	123274.8	0.38	16552.8	20	871200	2.23	97138.8
Min Parcel Size	0.57	24829.2	0.25	10890	5.02	218671.2	1	43560
Max Parcel Size	45.1	1964556	0.57	24829.2	108.6	4730616	4.65	202554
Developed Land								
# of Properties	133		14		20		22	
Total Acreage	49.77	2167981.2	7.43	323650.8	447.87	19509217.2	45.95	2001582
Average Parcel Sz	0.37	16117.2	0.53	23086.8	22.4	975744	2.1	91476
Undeveloped Land								
# of Properties	32		1		6		11	
Total Acreage	12.54	546242.4	0.54	23522.4	83.85	3652506	24.91	1085079.6
Average Parcel Sz	0.39	16988.4	0.54	23522.4	14	609840	2.26	98445.6
Vacant Land								
# of Properties	11		1		3		2	
Total Acreage	4.16	181209.6	0.57	24829.2	49.51	2156655.6	7.16	311889.6
Average Parcel Sz	0.38	16552.8	0.57	24829.2	16.5	718740	3.58	155944.8
# Suspect Brownfields	12		18		18		13	
# LUST/ECSI	2		4		5		0	
# on Highway	42		64		8		8	
# with Utility Access	40		101		3		1	
Site Configuration								
# Good	36		82		19		14	
# Fair	16		31		3		5	
# Poor	7		13		1		5	
# <Null>	12		50		6		11	

MAUL FOSTER ALONG

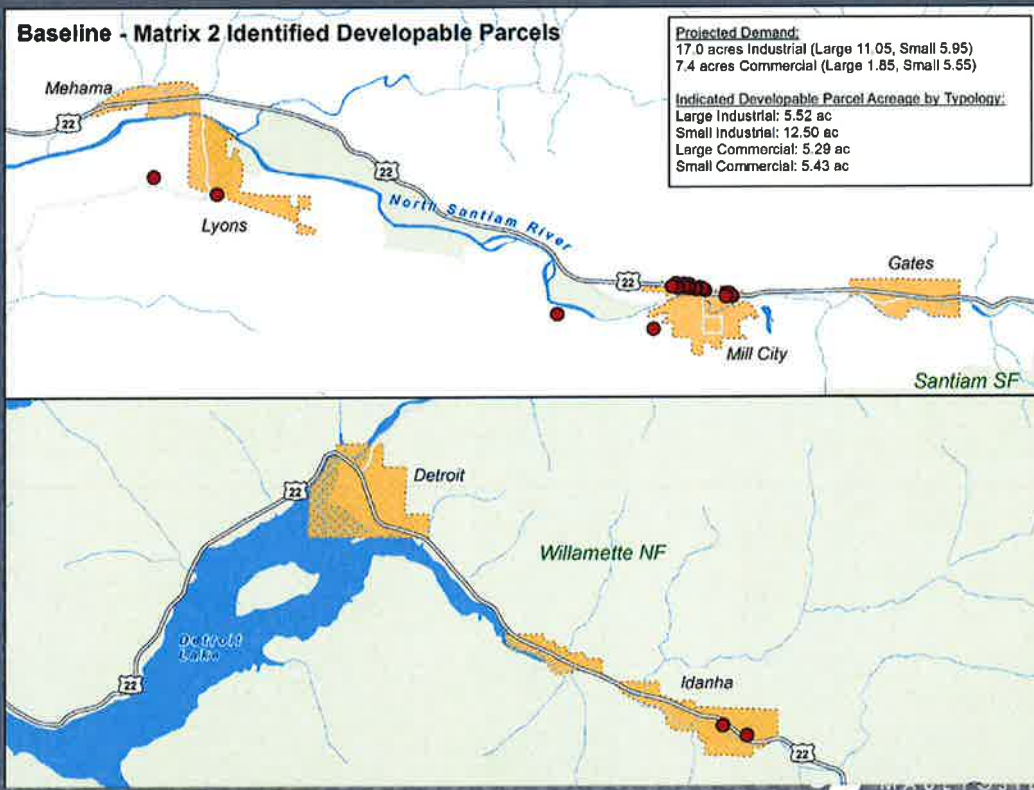
REDEVELOPMENT MATRIX

Variable	Weighting
Underutilized	0
Undeveloped	+1
Vacant	+1
Suspect Brownfield	-1
LUST/ECSI	-2
Utility Access	-1 / +1
Visibility (Commercial)	+1
Highway Access (Industrial)	0
Distance to I-5 (Industrial) (20mi)	+1
Good Site Configuration	+1

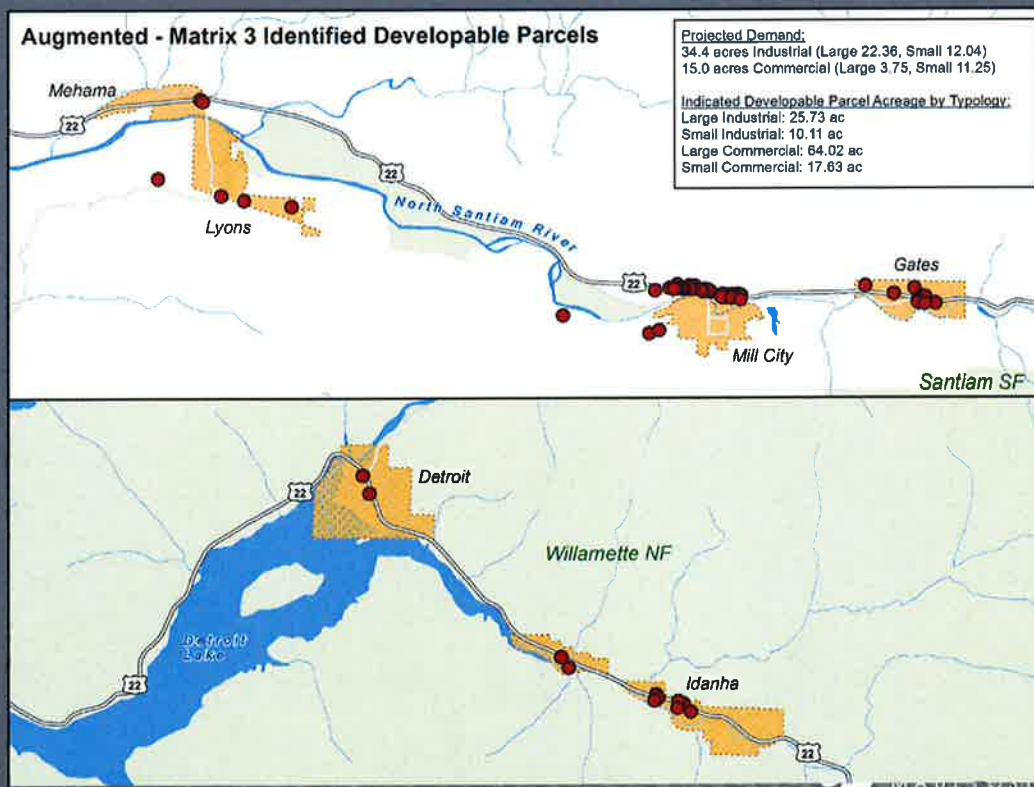


MAUL FOSTER ALONG

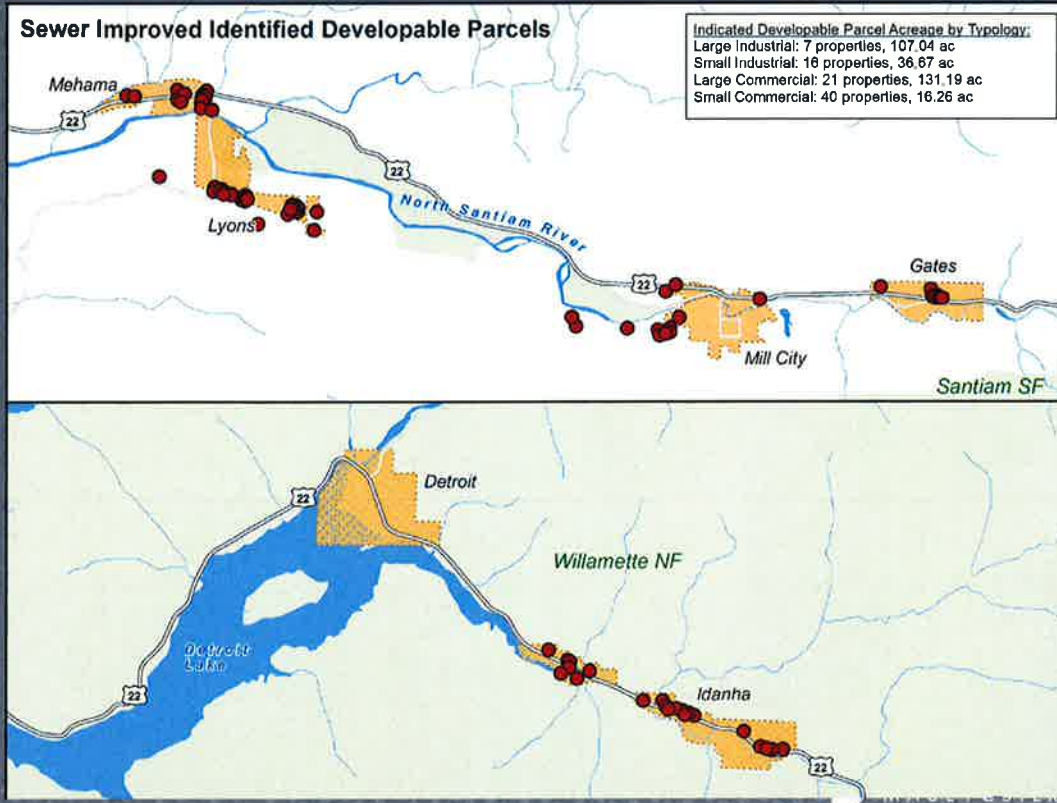
PRIORITY SITES - BASELINE



PRIORITY SITES - AUGMENTED



SEWER IMPROVED



SEWER IMPROVED

Typology	Count	Acres
Large Commercial	21	131.19
Small Commercial	40	16.26
Large Industrial	7	107.04
Small Industrial	16	36.67
TOTAL	84	291.16

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.



North Santiam Canyon Regional Wastewater Feasibility Study



Get there!



KELLER
associates

business
oregon



Infrastructure
Finance
Authority

Peter Olsen, PE
Dave Kinney
TRC Meeting #2

North Santiam Canyon Study Area



Background

- ▶ Existing septic systems
- ▶ Mill City STEP system nearing capacity
- ▶ Sanitary studies to date
- ▶ Hindering economic growth

Purpose

- ▶ Define design criteria with Three Basin Rule
- ▶ Existing wastewater facilities
- ▶ Define alternatives
- ▶ Find best possible solution and estimate costs
- ▶ Recommend phasing

Three Basin Rule

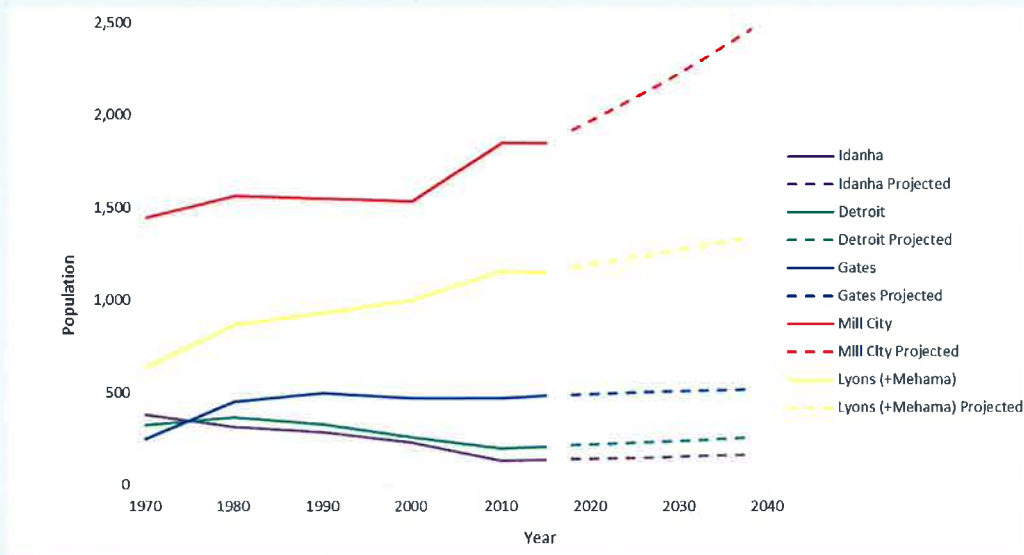
- ▶ OAR 340-041-0350
- ▶ Preserve/improve existing high quality water in Clackamas, McKenzie and North Santiam River Subbasins
- ▶ No new or increased discharges requiring an NPDES permit, WPCF permit or 401 Water Quality Certification

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

Design Criteria

► Population



Design Criteria

► Flows and Loading

- Existing data
 - Mill City
 - Water usage and estimates from previous studies
- Commercial/Industrial
 - Acreage from MFA forecast used with flow per acre

Year	2018	2023	2028	2033	2038
Population	3964	4148	4341	4550	4771
Flow Scenario	Projected Design Flows (gpd)				
ADWF	305,000	328,000	351,000	374,000	404,000
MMDWF ₁₀	394,000	421,000	448,000	476,000	513,000
AADF	342,000	366,000	389,000	415,000	448,000
AWWF	376,000	403,000	429,000	457,000	492,000
MMWWF ₅	460,000	491,000	521,000	554,000	597,000
PWK _F	553,000	590,000	626,000	666,000	714,000
PDAF ₅	780,000	832,000	882,000	939,000	1,007,000
PIF ₅	1,076,000	1,143,000	1,211,000	1,285,000	1,376,000
Loading Rates	Projected Design Loading Rate (lbs/day)				
BOD ₅	767	819	869	924	996
TSS	748	799	847	901	971
TKN	134	143	152	162	174

Design Criteria

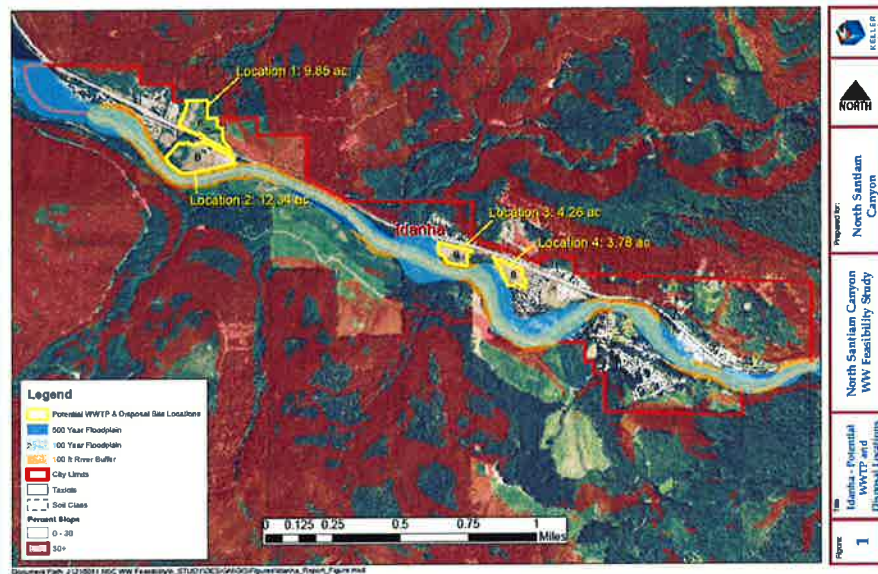
- ▶ Treatment and Disposal Method
 - Class A treatment with root zone disposal
 - Other methods considered
 - Class B and C recycled water
 - Land application
 - Reasons for recommended method
 - Class A recycled water is more protective of the groundwater than other categories of recycled water
 - Fewer restrictions
 - Small footprint
 - Effluent storage not needed

Site Evaluation

- ▶ Criteria
 - 100 foot setbacks to private property and North Santiam River
 - Slopes less than 30 percent
 - Located outside of 500 year floodplain
 - Not currently in use
 - Well locations should be considered in the facility planning study level

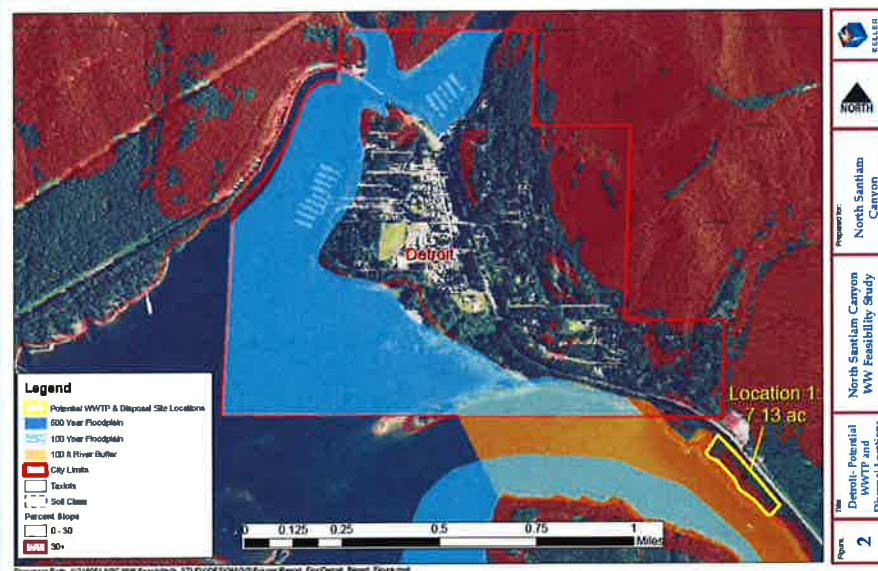
Treatment Disposal Sites

Idanha



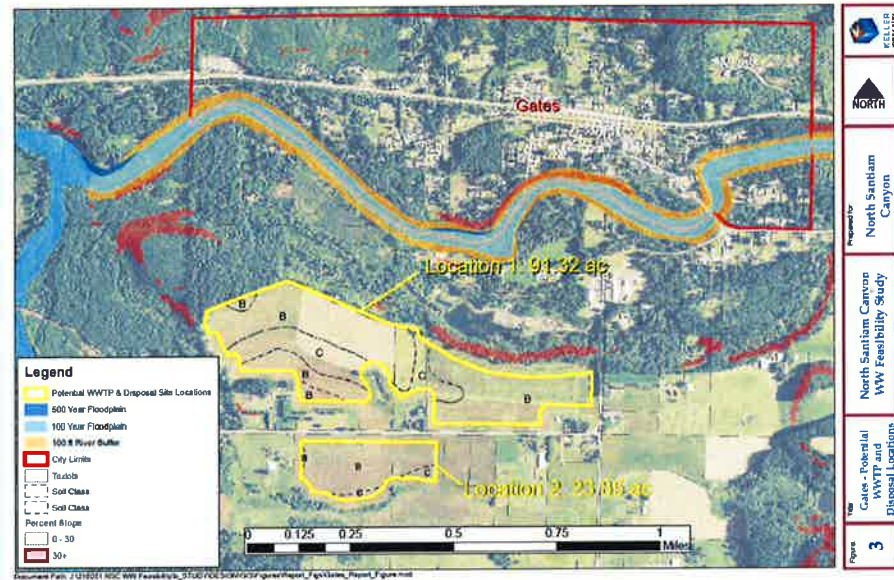
Treatment Disposal Sites

Detroit



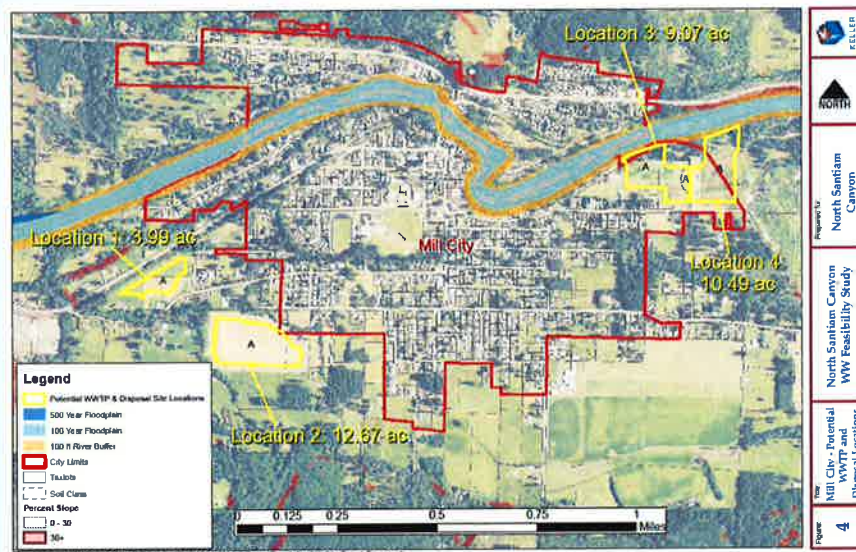
Treatment Disposal Sites

► Gates



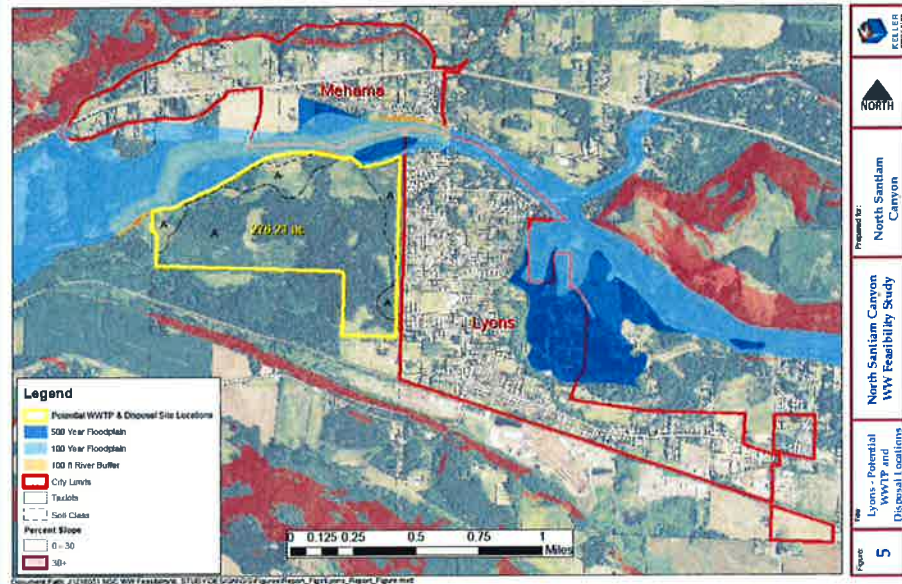
Treatment Disposal Sites

► Mill City



Treatment Disposal Sites

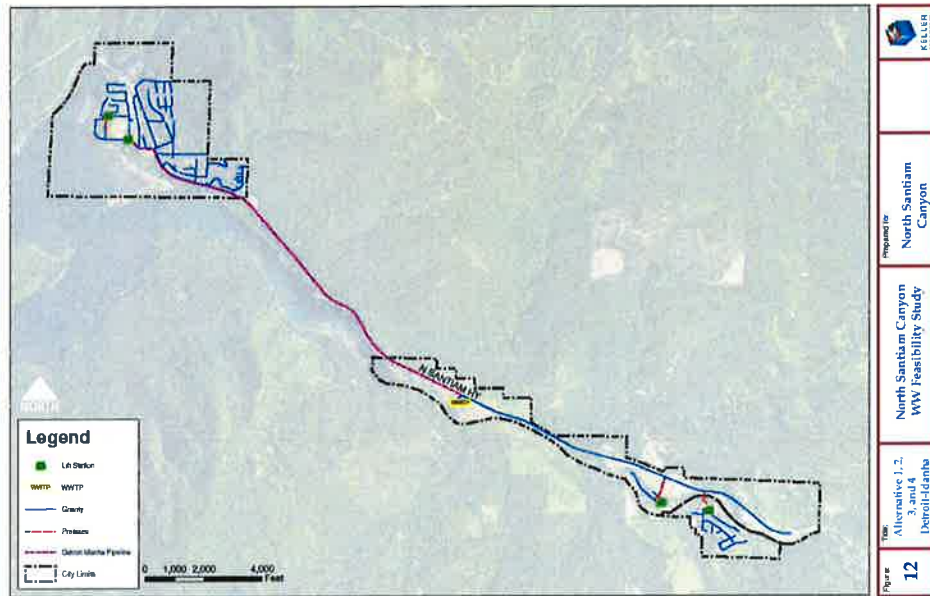
▸ Lyons



Alternatives

- Alternative 1 (5 plants)
 - Individual treatment
- Alternative 2 (4 plants)
 - Combined: Detroit-Idanha
 - Individual: Gates, Mill City, Lyons

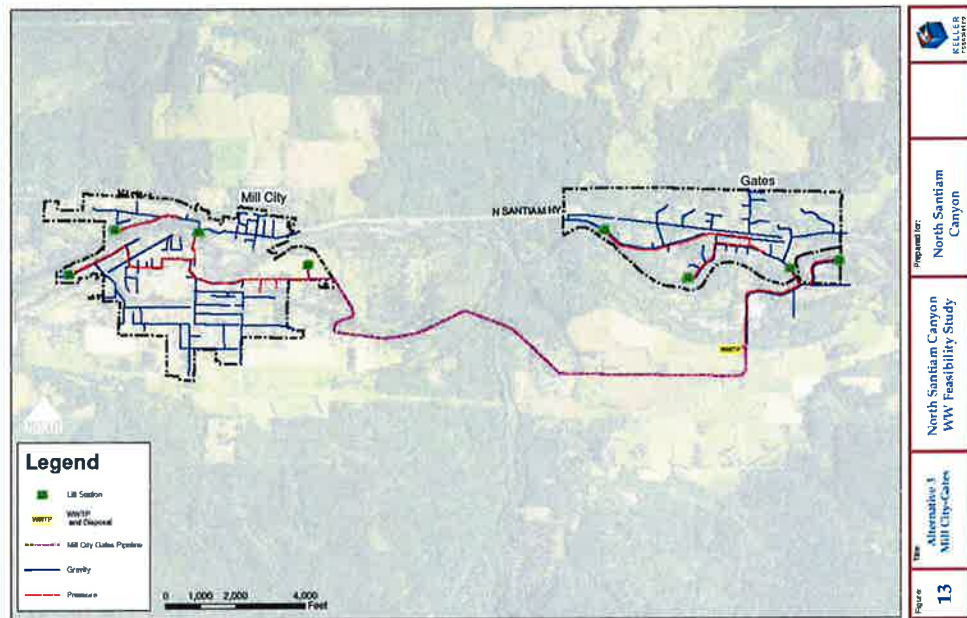
Alternatives



Alternatives

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

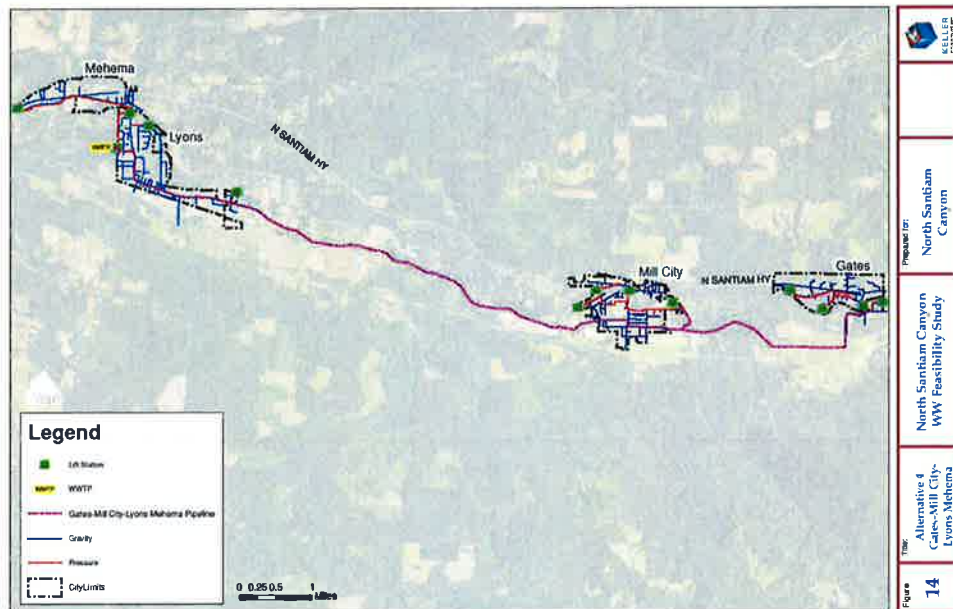
Alternatives



Alternatives

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

Alternatives



Alternatives

- ▶ **Evaluation**
 - Capital & life cycle costs
 - Each alternative using recommended treatment/disposal method
 - Remove costs common to each alternative
 - Force main from Detroit to Idanha
 - Local collection systems
 - Disposal area required

Alternatives

► Evaluation

- Alternative 1 – \$46.5M
- Alternative 2 – \$41.1M
- Alternative 3 – \$38.8M, Full Costs – \$97.3M
- Alternative 4 – \$41.2M

Summary of Recommendations

► Alternative 3

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

North Santiam Canyon Wastewater Feasibility Study

Governance Options

October 2016
TRC Meeting #2

Peter Olsen, Keller Associates
and
David W. Kinney, Community Development Consultant

Governance Options

- 1. Independent City-Owned & Operated Systems**
- 2. ORS 190 Agreement for Operation & Management**
- 3. ORS 190 Agency – New**
- 4. Sewer Authority (ORS 450)**
- 5. County Special District (ORS 451)**

Independent City-Owned & Operated Wastewater Facilities in each City

Detroit - Idanha WWTF

- Set up a Wastewater Utility in each city.
- One city operates the joint system under a Management Agreement.

Gates WWTF

- Set up a new Wastewater Utility when system is built.
- City owns & operates its own system.

Mill City WWTF

- Currently owned & operated by City of Mill City.
- City expands system as needed to accommodate growth.
- No change.

Lyons WWTF

- Set up a new Wastewater Utility when system is built.
- City owns & operates its own system.

October 2016

North Santiam Canyon Wastewater Feasibility Study

3

City-Owned Systems Formation & Operating Issues

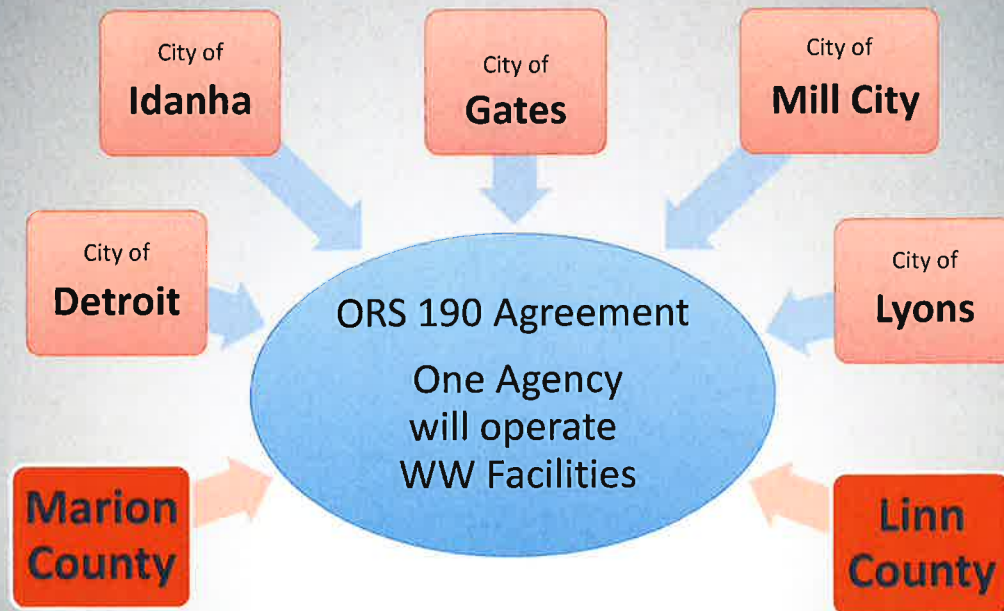
- **No formation issues –**
 - Each city sets up a Wastewater Utility when it is needed.
- **Administrative Challenges**
 - Wastewater Facilities Master Plan
 - Financial Mgt / Rates for O&M, Capital & Debt Service
- **Public Works Challenges**
 - Lack of PW staff expertise - Level 3 WW Operator for SBRs
 - Capital Needs: Shop, Facilities, Equipment -- costly
 - Regular & consistent O & M

October 2016

North Santiam Canyon Wastewater Feasibility Study

4

ORS 190 Agreement



October 2016

North Santiam Canyon Wastewater Feasibility Study

5

ORS 190 Agreement Organizational Issues

- **Intergovernmental Agreement by willing partners**
 - All Cities or Some Cities
 - Linn County & Marion County
- **Marion County would serve as lead agency to organize**
- **Fairness & Equity in Cost-sharing**
 - Parties must agree on standards for the level of service.
 - Decisions must be based on trust.
- **Each City Retains Responsibility for**
 - Setting rates for their own community.
 - Financing of Capital Improvements within the City.

October 2016

North Santiam Canyon Wastewater Feasibility Study

6

ORS 190 Agreement

Similar to Stayton-Sublimity WW Agreement

- Delegates O & M to one entity – **The Mgt Agency**
- Day-to-Day Operation & Management
 - **Contract specifies responsibilities of the Mgt Agency**
 - Facilities Planning
 - WW Treatment Operation & WW Collection Maintenance
 - Negotiated Annual Contract Amount - \$\$\$\$ to be paid by each City
 - **Benefits – Economy of Scale**
 - **Personnel** – Ability to hire trained & certified WW Operators
 - **Equipment** – Ability to purchase equipment to serve all cities

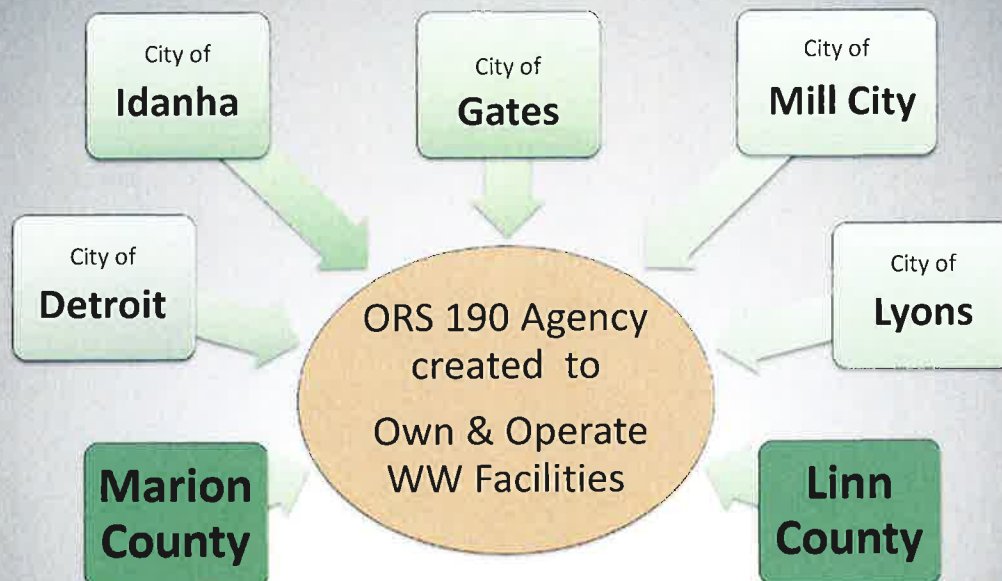
October 2016

North Santiam Canyon Wastewater Feasibility Study

7

ORS 190 Agency

Similar to Eugene-Springfield Wastewater Management Agency



October 2016

North Santiam Canyon Wastewater Feasibility Study

8

ORS 190 Agency Formation

- **Intergovernmental Agreement by willing partners**
 - **All Cities or Some Cities**
 - **Linn County**
 - **Marion County**
- **Wastewater Management Agency Board established by Agreement – includes a set # of representatives from each agency plus citizen members**

October 2016

North Santiam Canyon Wastewater Feasibility Study

9

ORS 190 Agency Issues

- **Creates an additional independent government entity.**
- **Commitment of cities to participate.**
- **Cities relinquish authority / autonomy to manage WW Systems.**
- **If Mill City participates, personnel status, ownership of facilities and debt service must be addressed.**

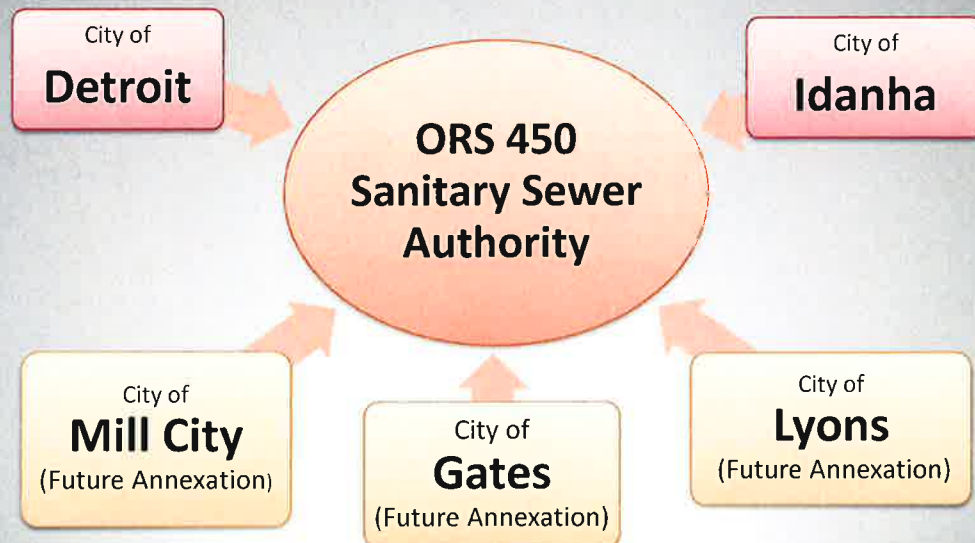
October 2016

North Santiam Canyon Wastewater Feasibility Study

10

Sewer Authority

(Local Elected Governing Body)



October 2016

North Santiam Canyon Wastewater Feasibility Study

11

Sewer Authority

Formation Issues (ORS 198 & ORS 450)

- **Initiate Formation by Principal County**
 - Marion County
 - Linn County -- if Lyons included at formation.
 - Non-contiguous areas allowed.
- **Resolution of Support from each city and 2nd County.**
- **Voter approval required.**
- **Voter election of a 5-member governing body.**

October 2016

North Santiam Canyon Wastewater Feasibility Study

12

Assessed Value

City	Marion County AV	Linn County AV	Total AV	%
Detroit	50,400,182	0	50,400,182	20.1%
Idanha	4,495,019	3,845,214	8,340,233	3.3%
Gates	22,935,559	3,549,214	26,484,773	10.6%
Mill City	18,831,036	68,767,415	87,598,451	35.0%
Lyons	0	77,718,357	77,718,357	31.0%
Totals	96,661,796	153,880,200	250,541,996	100%

October 2016

North Santiam Canyon Wastewater Feasibility Study

13

Sewer Authority Formation Issues (ORS 198 & ORS 450)

- **Map and Legal Description of Sewer District**
- **Economic Feasibility Report**
 - Purpose and Benefits of New District
 - WW Feasibility Study & Description of Services to be Provided
 - 1st & 3rd Year Budget
 - Impact on existing services provided by a City
- If Mill City included, address employees, ownership of facilities and debt service issues in feasibility report.

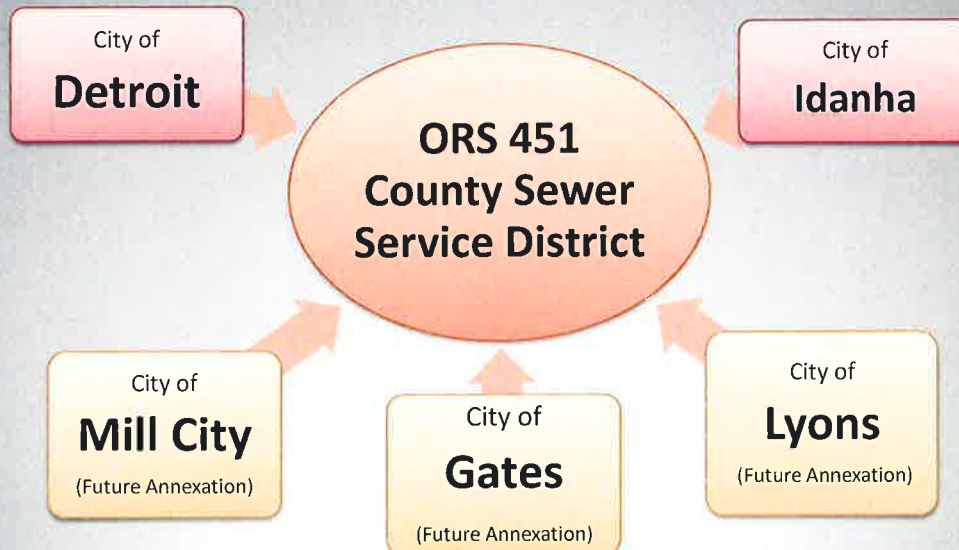
October 2016

North Santiam Canyon Wastewater Feasibility Study

14

County Service District

(Marion County Commissioner Board)



October 2016

North Santiam Canyon Wastewater Feasibility Study

15

County Service District

Formation Issues (ORS 198 & ORS 451)

- **Order to Initiate Formation by Principal County**
 - Marion County if only Detroit & Idanha included at formation.
 - Linn County if Mill City/Lyons included at formation.
 - Non-contiguous areas allowed.
- **Public Hearing before Board of Commissioners**
- **County Order forming the County Service District**
- **County Board of Commissioners serves as the governing body.**

October 2016

North Santiam Canyon Wastewater Feasibility Study

16

ORS 190 Agency, Sewer Authority & County Service District Advantages

- **Planning:** Facilities planning done for all jurisdictions
- **Admin:** Consistent rules & administrative policies
- **Finance:** Capital Financing, Fiscal Mgt & Utility Billing centralized
- **Rates:** Rate setting principals are consistent
Rates may vary by City (service area)
- **O&M:** Economy of scale
Uniform design/construction standards
O&M policies and procedures standardized
- **Personnel:** Ability to hire qualified and certified operators

October 2016

North Santiam Canyon Wastewater Feasibility Study

17

ORS 190 Agency, Sewer Authority & County Service District Issues

- **Organization Process after Approval**
 - **Funding:** County will provide funding during start-up era.
 - **Administrative & Personnel:** County staffing.
 - **Grants & Capital Facility Financing:** No track record.
- **Coordination with cities as WW Facilities funding proceeds.**
- **O & M:** Office, shop & facilities needed in future.

October 2016

North Santiam Canyon Wastewater Feasibility Study

18

City Concerns

- **Needs & Benefits must be clearly articulated**

- Economic Development: Lack of sewer limits growth.
- Identify public health issues, septic failures & limitations.
- Citizens with working on-site systems don't need/want sewers.

- **Rates**

- Sewer Rates must be reasonable.
- Sewer rates must be equitable for each city.
- Debt: Residents should not assume debt of other cities.

City Concerns

- **Cooperative Agreements, Agency or District Requires**

- Trust
- Open Discussion
- Address concerns of individual cities
- Each city relinquishes authority for sewer service
- Each city needs to see benefits of a cooperative venture.

Conclusions

- **Independently Owned & Operated Facilities**
 - WW Treatment -- SBR units.
 - Smallest cities cannot afford to set up a WW Utility and keep rates competitive.
 - Administration, utility billing, O&M for WW treatment & collection and a Level 3 WW Operator may be cost prohibitive.
- **ORS 190 Agreement – One City Operates All Facilities**
 - May be a cost effective option for O&M
 - Smallest cities subject to priorities and commitments of the Management Agency.
 - Relies on mutual understanding & trust between agencies.

Conclusions

- **ORS 190 Agency – New Agency**
 - May be cost effective option for both ownership and operation of a WWTF and WW collection system.
 - Provides a local governing board
 - Subject to board turnover & local political concerns
- **Sewer Authority (ORS 450 – special district)**
 - Voter approval required.
 - Independent board focused on providing one service.
 - Similar pro's and con's to ORS 190 Agency

Conclusions

- **County Service District (ORS 451)**

- Marion County provides staffing & leadership to get WW treatment facilities and collection systems built in the smallest communities.
- May be cost effective option for both ownership and operation of a WWTF and WW collection system in smallest communities.
- No local control by N. Santiam Canyon residents.
- Can be set up immediately.

Recommendations

Establish a North Santiam Canyon Wastewater Facilities Planning Committee

- **ORS 190 Agreement** - All cities (Lyons to Idanha) and Marion & Linn counties.
- **Purpose:**
 - Set priorities for Wastewater System Improvements.
 - Seek funding for priority projects.
 - Based on funding availability & timing select the preferred governance structure for wastewater facilities.

Recommendations

- **Benefit:**
 - Unified vision and commitment to projects.
 - Demonstrate to state and federal funding sources that Canyon communities are working together to improve their communities.
- **Time frame:** 2 to 5-years
- **Staffing:** Marion County staff support

North Santiam Canyon Infrastructure- Related Community Health Assessment

Steve White, MURP

Health Impact Assessment Program
Coordinator
Environmental Public Health
Public Health division

Kari Christensen

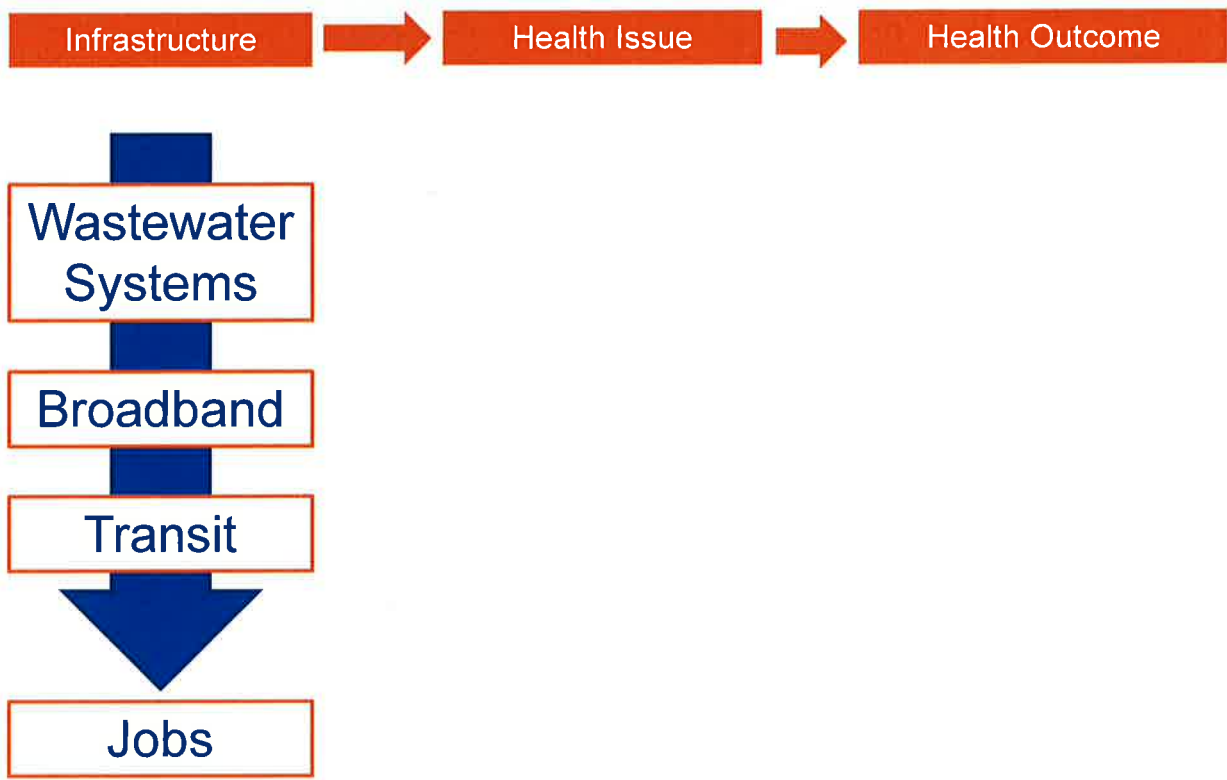
Brownfields Program Coordinator
Environmental Public Health
Public Health division



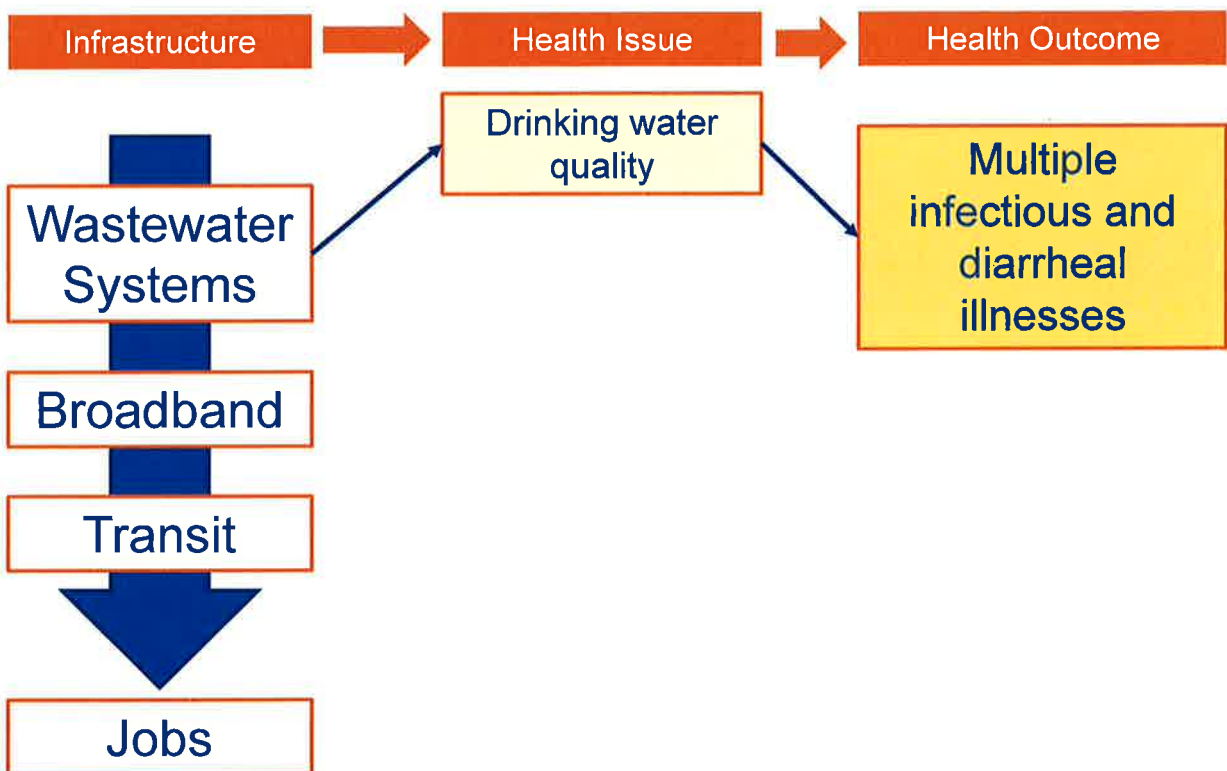
Focus of this assessment:

- What health issues might be impacted by proposed infrastructure improvements?
- What do we know about these health issues in the North Santiam Canyon communities?

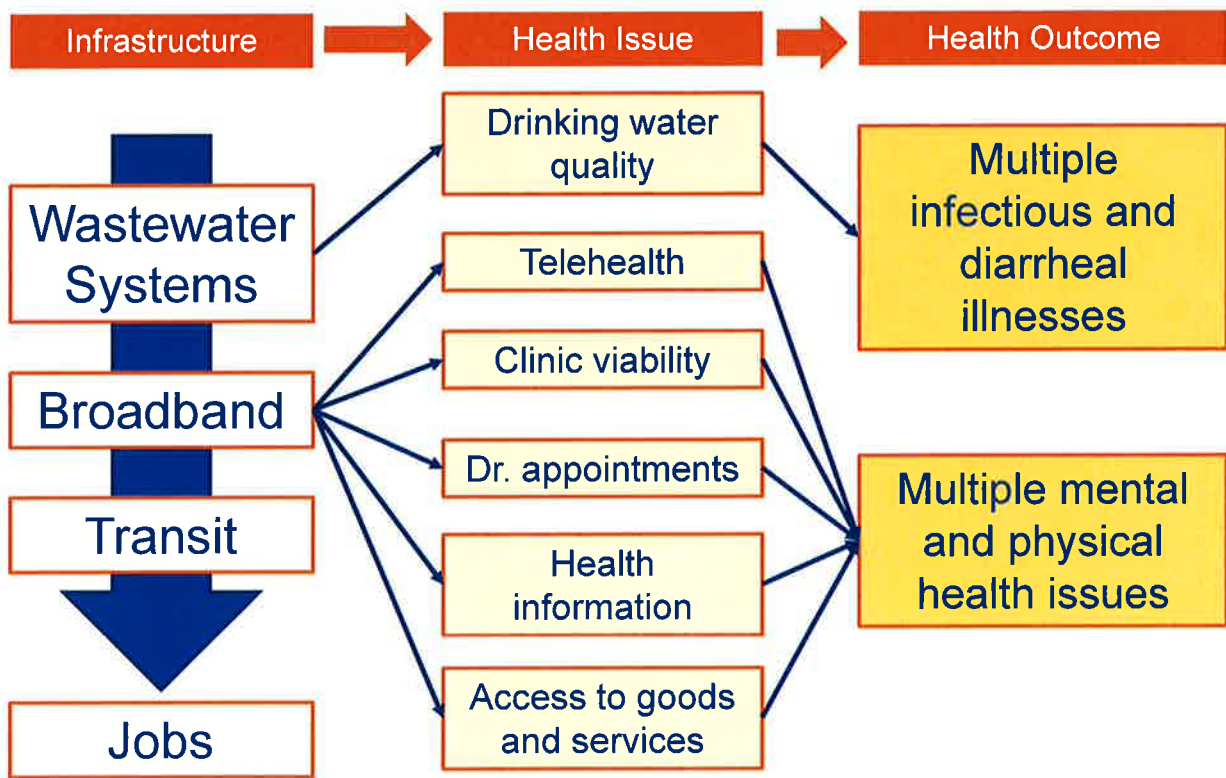




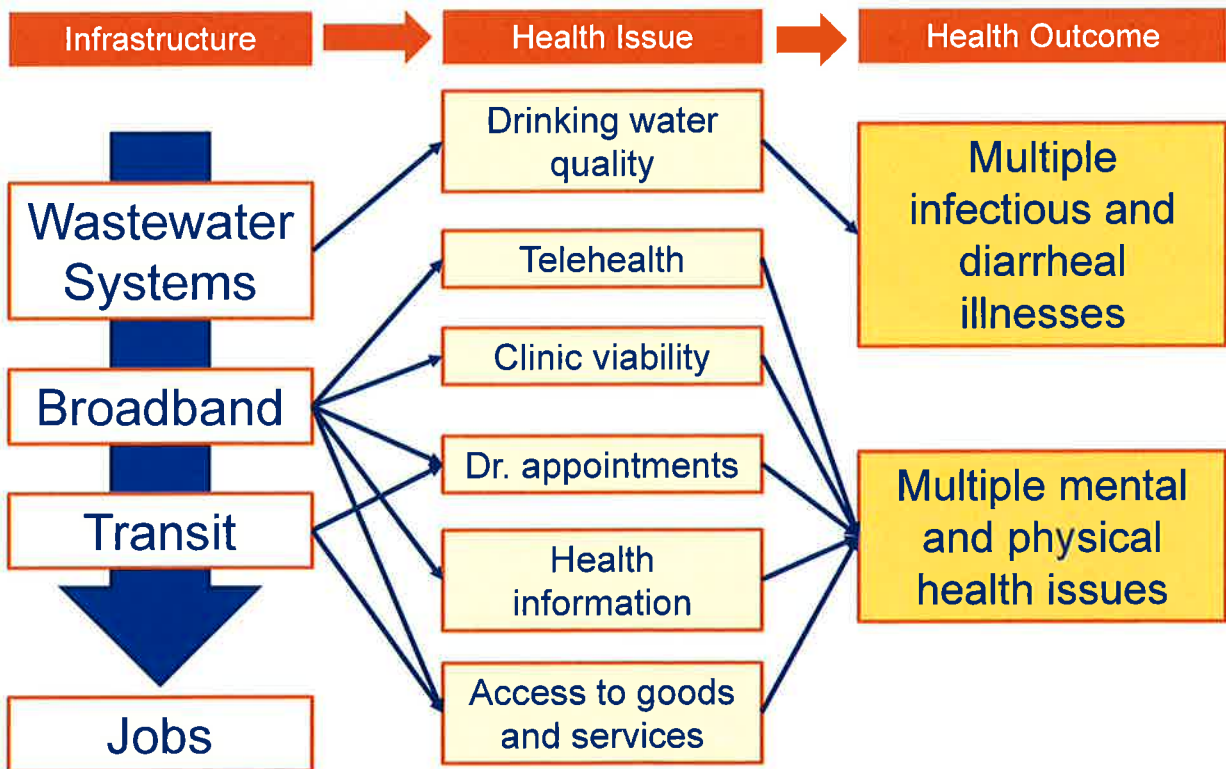
Oregon
Health
Authority



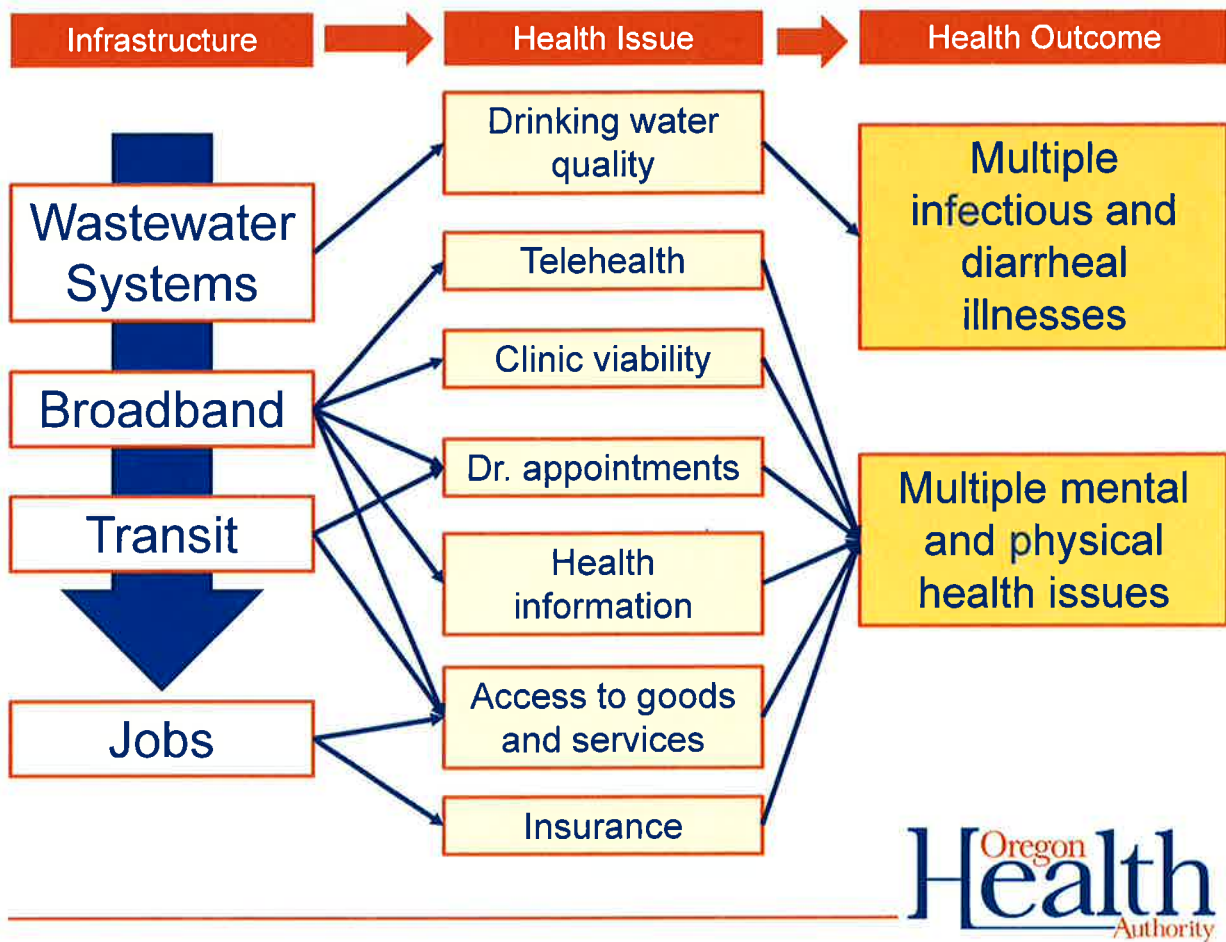
Oregon
Health
Authority



Oregon
Health
Authority



Oregon
Health
Authority



Wastewater Systems

Connection to health: Wastewater systems can reduce a community's reliance on septic systems and thereby reduce the risk of drinking water contamination from septic systems



Drinking Water Quality in North Santiam Canyon

Domestic Wells	Public Systems
<ul style="list-style-type: none">• Common• Only tested when property is sold• The few test records we have don't indicate that there is an issue in the area with contamination from septic systems	<ul style="list-style-type: none">• In all 5 communities• Tested regularly• State drinking water test records don't indicate that there is an issue in the area with contamination from septic systems



Broadband

Connection to health: High quality and capacity broadband can impact health by:

- Facilitating telehealth
- Facilitating clinic viability
- Helping people keep appointments
- Improving access to health information
- Improving access to goods and services



Broadband

Telehealth	Clinics	Reminders	Information	Goods & Services
<ul style="list-style-type: none"> • Can improve health care in rural areas • Increasingly common in Oregon 	<ul style="list-style-type: none"> • Can improve health care in rural areas • There is a new clinic in Mill City • Don't know if lack of adequate broadband is a primary barrier for possible clinics in other communities 	<ul style="list-style-type: none"> • Text reminders are effective in helping people keep Dr. appointments and observe mental and physical treatment programs • Broadband + WiFi can improve wireless phone service 	<ul style="list-style-type: none"> • The benefits of Internet access to health information and advice include improved quality of care, timeliness and efficiency • People with high-speed connections are more likely to seek information on-line 	<ul style="list-style-type: none"> • People with high-speed connections are more likely to shop on-line

Oregon
Health
Authority

Broadband

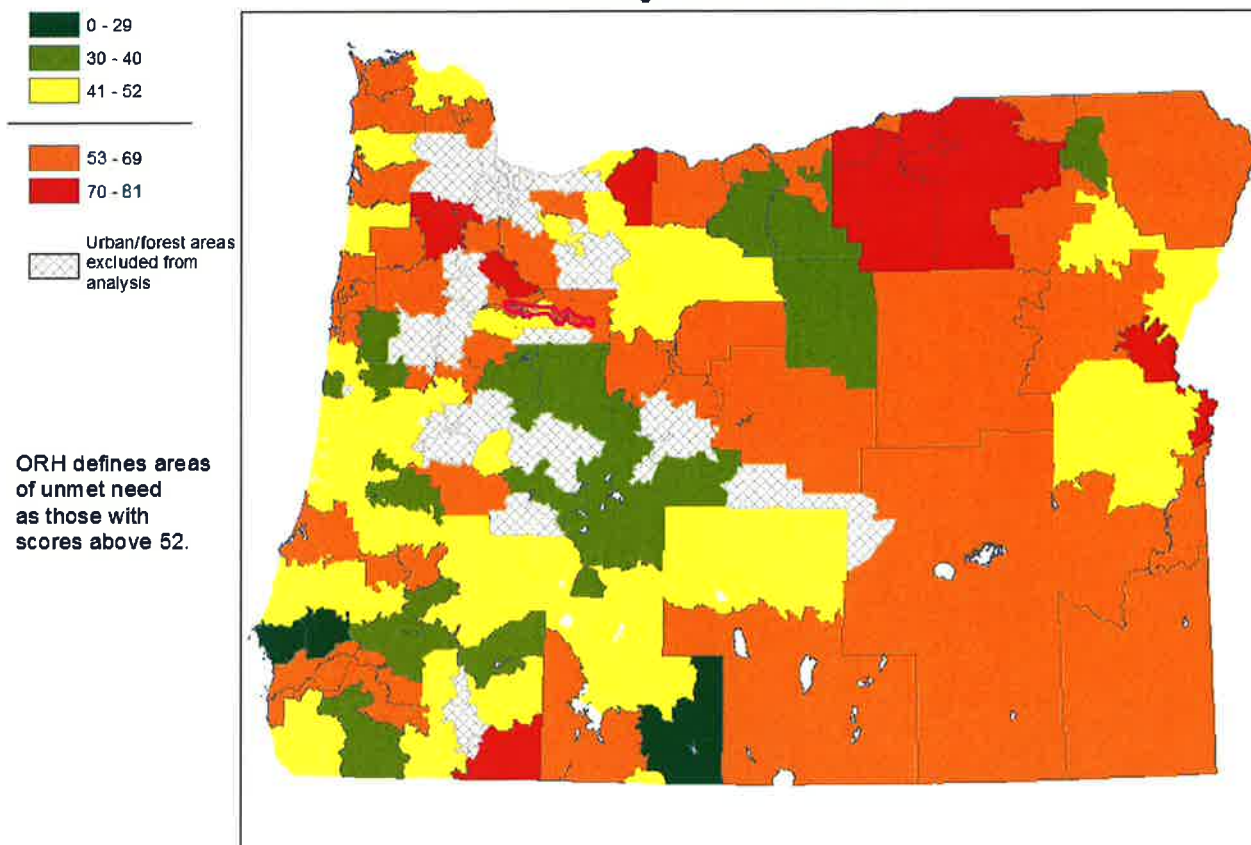
According to the Oregon Office of Rural Health, parts of the North Santiam Canyon are considered "areas of unmet healthcare need". The benefits of improved broadband service might help address some of these needs.

Broadband can increase options for meeting some of the health needs identified by community members, including drug addiction and mental health issues.

Oregon
Health
Authority

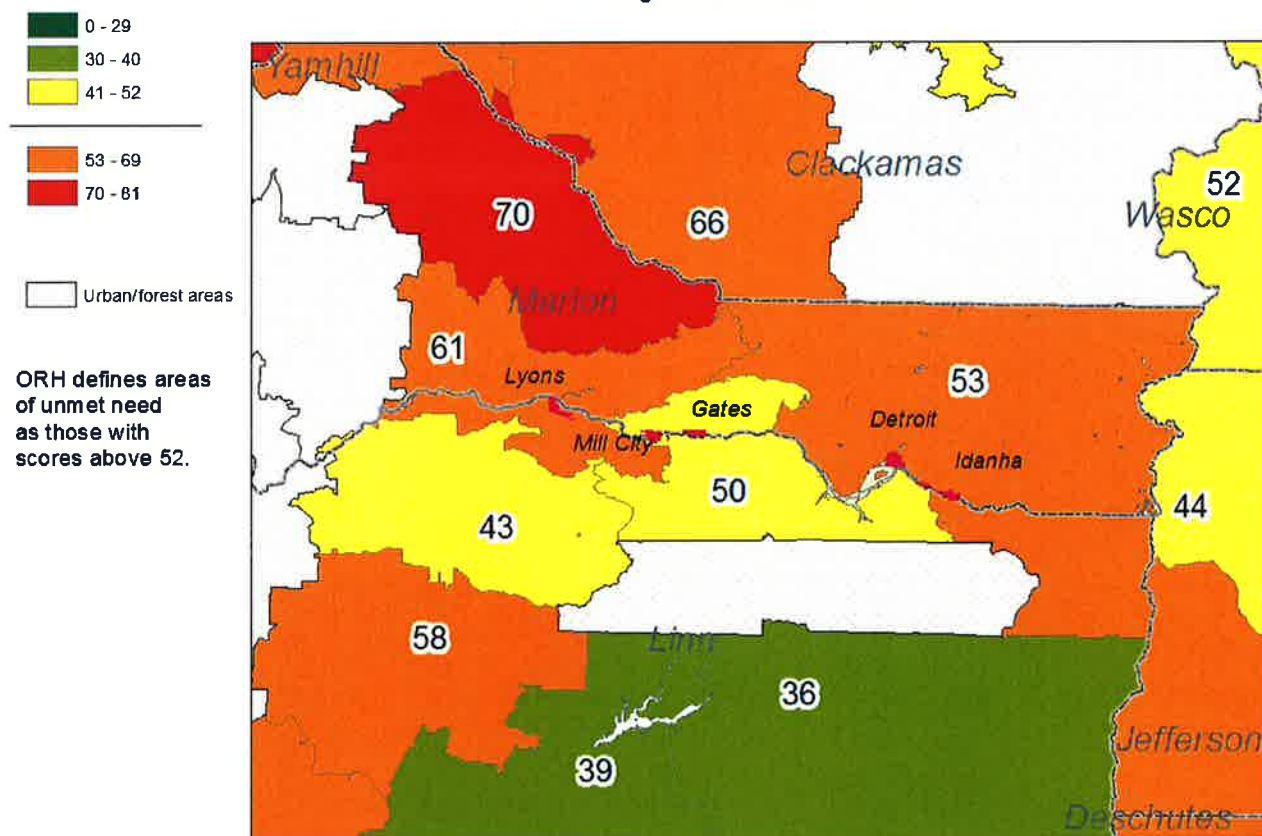
Unmet Healthcare Need by Service Area--2016

Source: Oregon Office of Rural Health



Unmet Healthcare Need by Service Area--2016

Source: Oregon Office of Rural Health



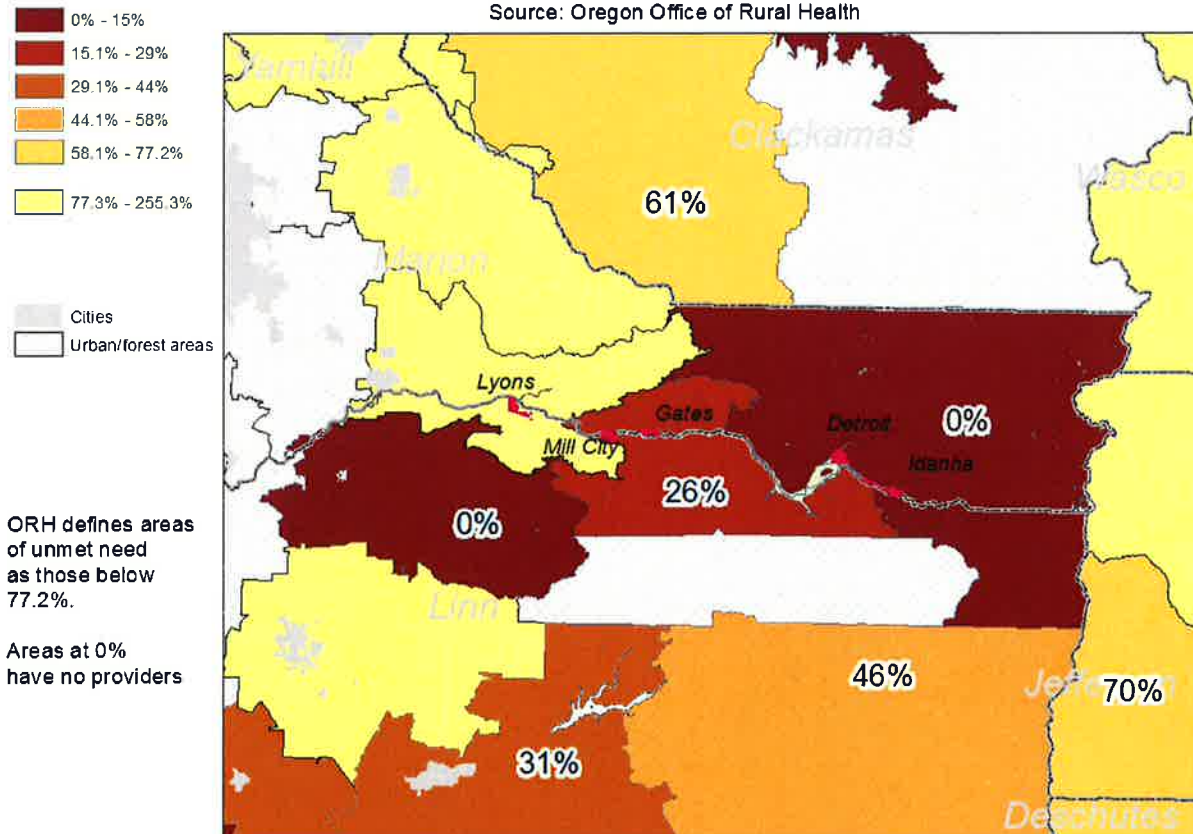
ORH unmet needs composite metric

1. Percentage of Primary Care Visits Met
2. Ambulatory Care Sensitive Conditions (ACSC) Ratio
3. Travel Time to Nearest Hospital
4. Comparative Mortality Ratio
5. Low Birth Weight Rate



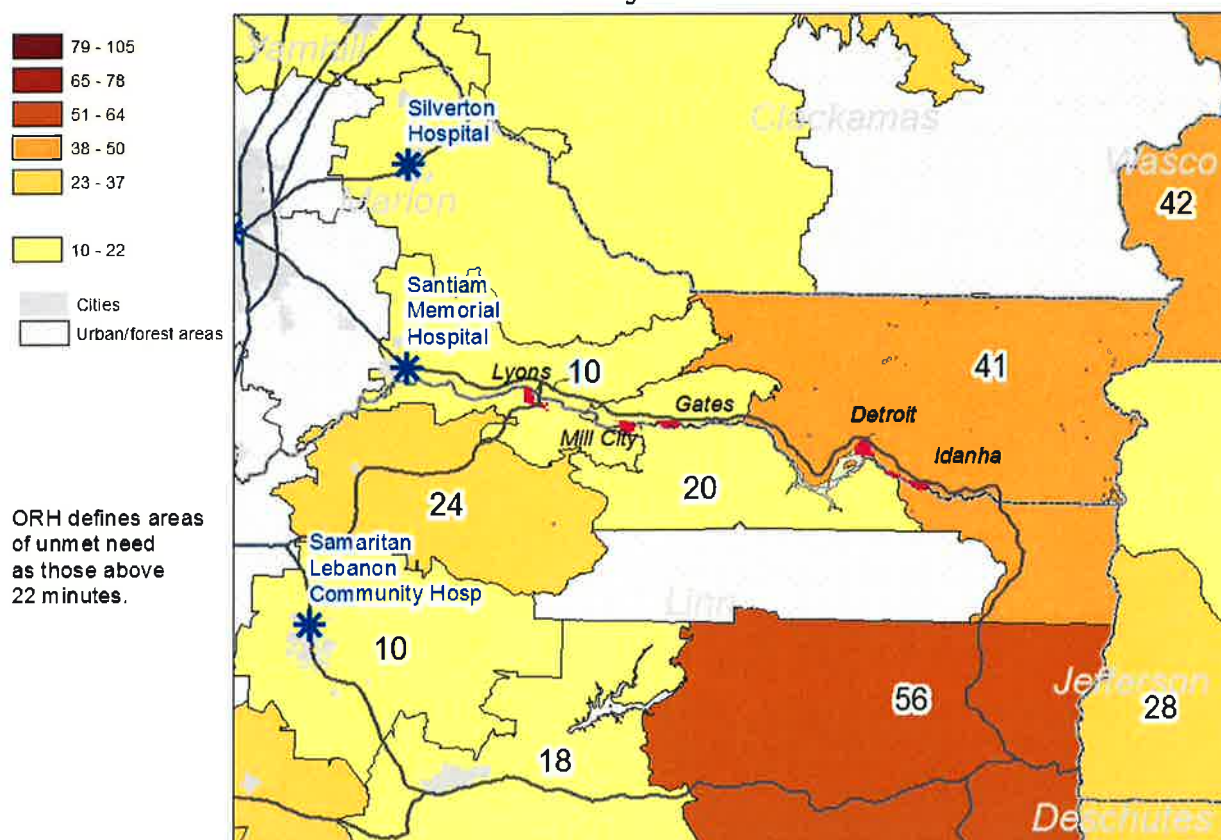
Percent of Primary Care Visit Needs Met 2016

Source: Oregon Office of Rural Health



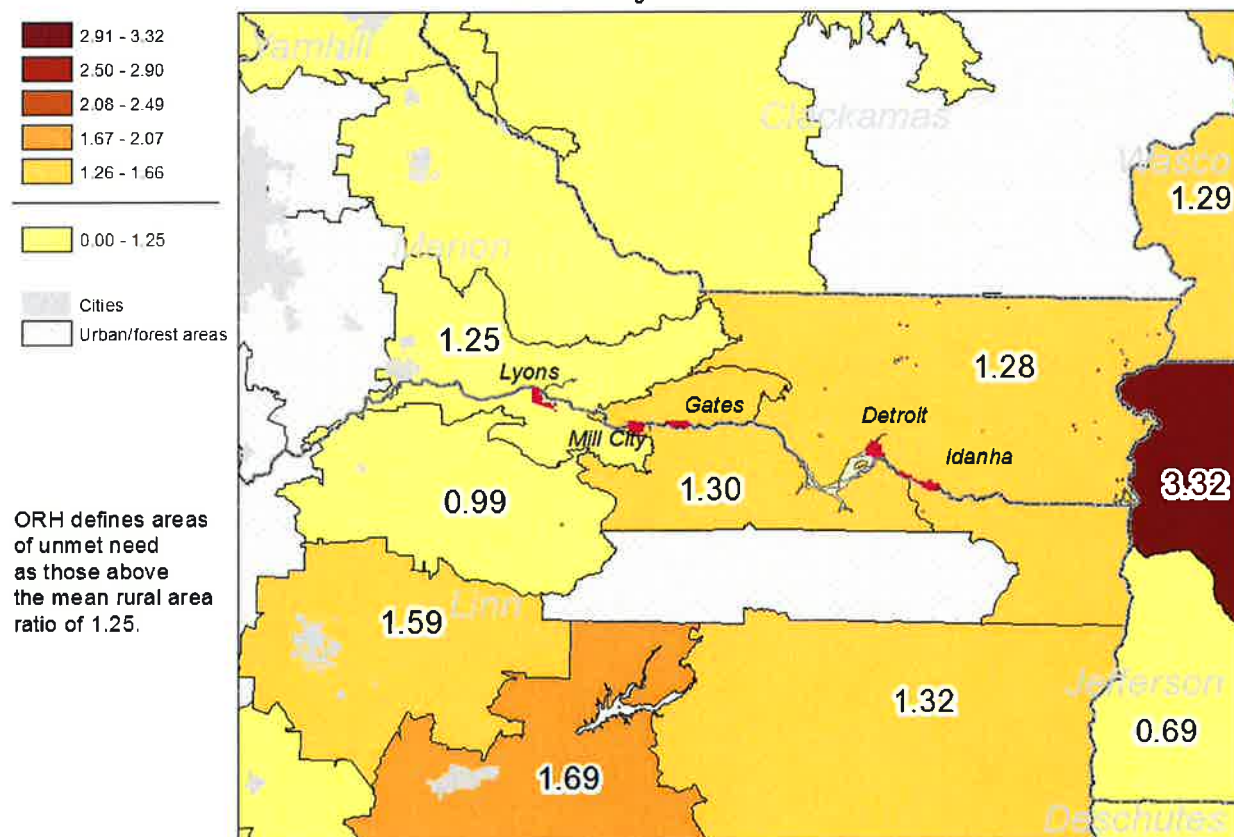
2016 Average Travel Time to Nearest Hospital (minutes)

Source: Oregon Office of Rural Health



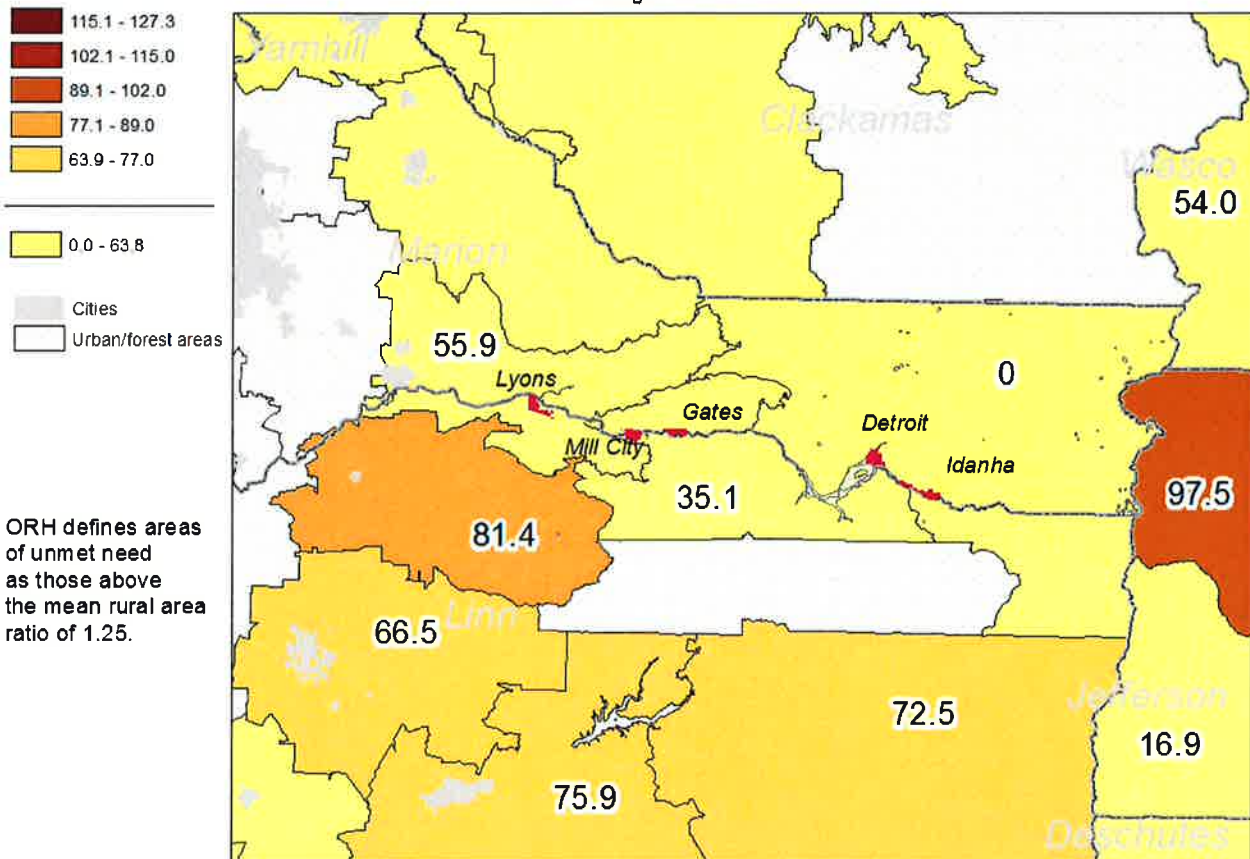
2016 Ambulatory Care Sensitive Conditions Hospitalization Ratios

Source: Oregon Office of Rural Health



2016 Rural Low Birthweight Rates (per 1,000 births)

Source: Oregon Office of Rural Health



Transit

Connection to health: Transit can provide access to health supportive goods and services for people who don't have cars



Transit

- **Accessing goods and services can be a challenge for Canyon residents**

MCHD Community Health Assessment Survey Data, 2015—unweighted	Marion County Overall (n=1,749)	Canyon (n=31)
I cannot access eye care when I want/need it.	19%	39%
I cannot access dental care when I want/need it.	18%	42%
I cannot access medical care when I want/need it.	11%	11%
I cannot access mental health care when I want/need it.	12%	16%
I cannot access pediatric care when I want/need it.	8%	3%
I cannot access addiction services when I want/need them.	8%	10%

Authority

Jobs

Connection to health: Jobs provide income and, often, insurance. Income is the largest predictor of overall health and well-being, and insurance can improve access to care for most health issues

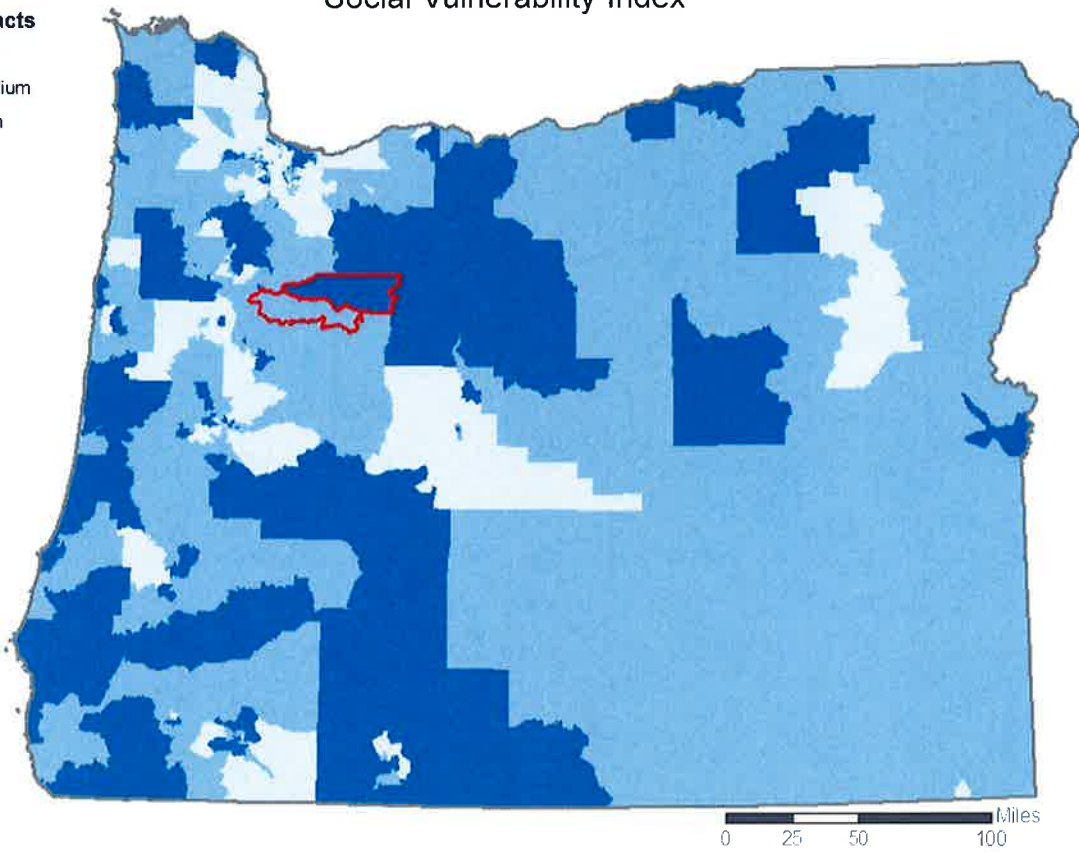


Tracts_N.SantiamCanyon

Social Vulnerability Index

Census Tracts

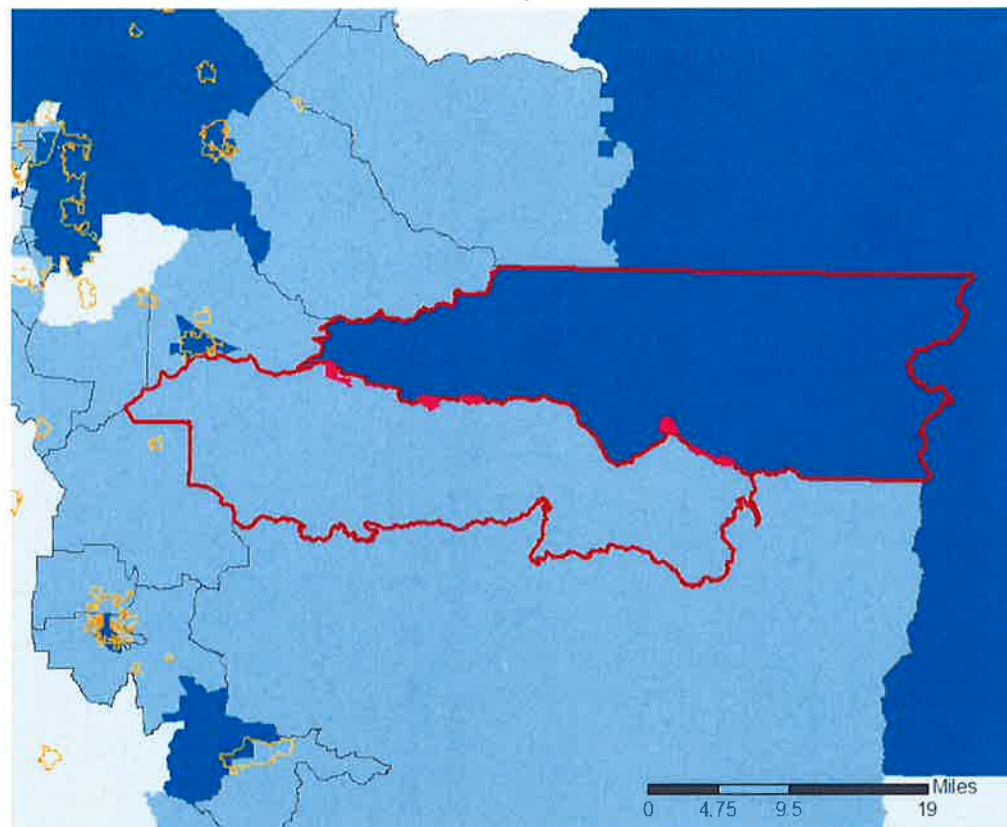
- Low
- Medium
- High



Census Tracts

- Low
- Medium
- High

Social Vulnerability Index



URL and login information for the web map viewer created by Maul Foster & Alongi

<https://maulfoster.maps.arcgis.com/apps/webappviewer/index.html?id=140888aef4b743918ed71d73136c1e84>

Username: NthSantiam_User

Password: NSCWA2016!

Map notes for presentation

Priority Sites – Baseline (Slide 21) shows the highest ranked industrial and commercial parcels that meet the projected baseline growth rate land demand, and indicate those more desirable for development. Typologies were assigned to the estimated land demand using the following ratios: Large Industrial 65%, Small Industrial 35%; Large Commercial 25%, Small Commercial 75%. Each parcel was ranked using their assessed typology and the weightings shown in the Redevelopment Matrix, which represents the current state of the canyon (sewer only in Mill City). This applies a bonus/penalty approach to parcels with regard to sewer and water access. Typology-specific weighting factors are also applied. The result represents the general desirability of a parcel of land for development. If several parcels share the same ranking, all will be shown as no determination can be made as to which one might be developed over another.

Priority Sites – Augmented (Slide 22) shows the highest ranked parcels that meet the augmented growth rate land demand, and indicate those more desirable for development. Typologies were assigned to the land demand estimated using the following ratios: Large Industrial 65%, Small Industrial 35%; Large Commercial 25%, Small Commercial 75%. Each parcel was ranked using their assessed typology and the weightings shown in the Redevelopment Matrix, which represents factors assuming the availability of a sewer system in the canyon starting in 2025. In this case, the positive and negative weightings for sewer and water are removed, as all parcels are assumed to have access. Typology specific weighting factors are also applied. The result represents the general desirability of a parcel of land for development. If several parcels share the same ranking, all will be shown as no determination can be made as to which one might be developed over another.

Sewer Augmented (Slide 23) shows the impact of a sewer system in the canyon on the desirability of industrial and commercial zoned parcels. A positive difference between the Redevelopment Matrix calculated with and without utilities weighted indicates a parcel which had an increase in desirability following the development of a sewer system in the canyon. Parcels which did not increase in desirability are excluded, as are parcels with a Matrix 3 calculation of 0 or below, as these parcels are considered neutral in desirability and are often compromised by other factors such as brownfield considerations.

Completed Land Use Cases – July through September, 2016

Conditional Uses

16-024. Richard and Kristen Smith - operate a food processing equipment parts sales business as a home occupation on a 2.37 acre parcel in an AR (Acreage Residential) zone located at 16419 Pleasant Valley Dr NE, Silverton. Approved.

16-020. James and Tracy Haberstick - to operate a masonry contracting business as a home occupation on a 1.50 acre parcel in an EFU zone located at 9293 Broadacres Road NE, Aurora. Approved.

Subdivisions

16-002. Darma Real Estate Partnership for conceptual and detail approval to subdivide an 107.7 acre parcel into five lots in an UT-20 zone located in the 15,500 block of Butteville Road NE, Woodburn. Approved.

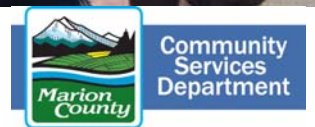


SAVE THE DATE

Guest Speaker:
Becky McCray

Mid-Valley Rural Conference

Bringing Big Ideas to Life: Small Town Secrets to Success



March 7, 2017

Keizer Civic Center, Keizer OR

For info contact: Krista Ulm, Marion County 503-373-4447 | <http://mid-valleyruralconference2017.eventbrite.com>