



Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

06/05/2009

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Stayton Plan Amendment
DLCD File Number 002-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, June 16, 2009

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Dan Fleishman, City of Stayton
Gloria Gardiner, DLCD Urban Planning Specialist
Steve Oulman, DLCD Regional Representative

<paa> YA/

FORM 2

DLCD NOTICE OF ADOPTION

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18

(See reverse side for submittal requirements)

DEPT OF

MAY 27 2009

Jurisdiction: City of Stayton

Local File No.: 3-04/08

(If no number, use none)

LAND CONSERVATION
AND DEVELOPMENT

Date of Adoption: May 18, 2009

(Must be filled in)

Date Mailed: May 26, 2009

(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: April 14, 2008

Comprehensive Plan Text Amendment

Land Use Regulation Amendment

New Land Use Regulation

Comprehensive Plan Map Amendment

Zoning Map Amendment

Other: _____

(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

Adoption of Storm Water Master Plan. Incorporating adopted water and sewer master plans to the comprehensive plan which were previously adopted by resolution, not ordinance. Removal of obsolete text from Comprehensive Plan, amendment to local policies for public facilities.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

Changes were made following the Planning Commission public hearing to further increase coordination between the City and the Santiam Water Control District.

Plan Map Changed from : _____ to _____

Zone Map Changed from: _____ to _____

Location: _____ Acres Involved: _____

Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: 1, 2, 5, 6, 11

Was an Exception Adopted? Yes No

DLCD File No.: _____

Did the Department of Land Conservation and Development **receive** a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing**. Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: Marion County, Santiam Water Control District

Local Contact: Dan Fleishman

Address: 362 N Third Avenue

Zip Code+4: 97383

Area Code + Phone Number: (503) 769-2998

City: Stayton

Email Address: dfeishman@ci.stayton.or.us

DLCD FILE No 002-08(16838) [15534]

ORDINANCE NO. 911

**AN ORDINANCE AMENDING THE STAYTON COMPREHENSIVE PLAN TO
ADOPT THE 2009 STORM WATER MASTER PLAN AND INCORPORATE
THE 2006 WATER MASTER PLAN AND 2006 WASTEWATER MASTER PLAN**

WHEREAS, Oregon Revised Statutes, Chapter 197 requires municipalities to adopt and implement a comprehensive land use planning program in accordance with statewide planning goals established by the Legislature and the Oregon Land Conservation and Development Commission;

WHEREAS, the 1980 Master Utility Plan is the last time the City of Stayton has adopted a master plan for storm water management;

WHEREAS, starting in 2004 the City of Stayton started a comprehensive study of its storm water management needs;

WHEREAS, that study has documented current deficiencies in the City's storm water collection system, and needs for improvements to avoid flooding and other problems;

WHEREAS, the City of Stayton must, under state regulations, control the amount of mercury and bacteria and the temperature of stormwater discharges;

WHEREAS, pursuant to state regulations as a part of the comprehensive study of the City's storm water management needs, the City has submitted to the Oregon Department of Environmental Quality (DEQ) a plan for the management of mercury and bacteria in storm water discharges and the temperature of those discharges that meets the State's Total Maximum Daily Load requirements and that plan has been approved by the DEQ;

WHEREAS, once the City's population exceeds 10,000, storm water discharges will be regulated under Phase II of the Storm Water Program of the federal Clean Water Act;

WHEREAS, the Stayton City Council recognized the need for improvements in the City's storm water management system to comply with these state and federal regulations;

WHEREAS, the Stayton City Council has held workshop sessions on the draft Storm Water Master Plan in April 2007, January 2008, June 2008, and April 2009;

WHEREAS, following a public hearing on the proposed Storm Water Master Plan, the Stayton Planning Commission has recommended it be adopted by the Stayton City Council;

WHEREAS, the 2006 Water Master Plan and 2006 Wastewater Master Plan were adopted by the City Council by resolution and should be incorporated as a part of this Ordinance; and

WHEREAS, following a public hearing, the Stayton City Council finds that adoption of the 2009 Storm Water Master Plan will bring the City into compliance with the statewide planning goals.

NOW, THEREFORE, the Stayton City Council does ordain as follows:

SECTION 1. The Stayton City Council makes findings of fact and conclusions as contained in Exhibit A attached hereto and incorporated herein.

SECTION 2. The Stayton Comprehensive Plan, Chapter 4, is hereby amended as shown on Exhibit B attached hereto and incorporated herein.

SECTION 3. The April 6, 2009 Stayton Storm Water Master Plan, attached hereto as Exhibit C and incorporated herein, is hereby adopted as an addendum to the Stayton Comprehensive Plan.

SECTION 4. The Water Master Plan and Wastewater Master Plan as adopted by Resolution 768 on April 17, 2006, are hereby adopted as addenda to the Stayton Comprehensive Plan.

SECTION 5. Upon adoption by the Stayton City Council and Mayor's signing, this Ordinance shall become effective 30 days after the date of signing.

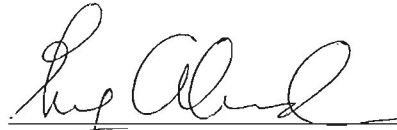
SECTION 6. A copy of this Ordinance shall be furnished to the State of Oregon, Department of Land Conservation and Development forthwith.

ADOPTED BY THE STAYTON CITY COUNCIL this 18th day of May, 2009.

CITY OF STAYTON

Signed: MAY 19, 2009

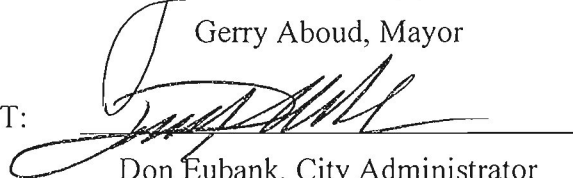
BY:



Gerry Aboud, Mayor

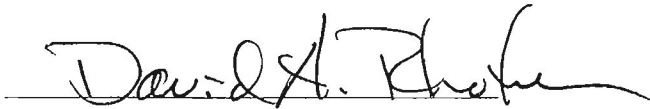
Signed: 5-19, 2009

ATTEST:



Don Eubank, City Administrator

APPROVED AS TO FORM:



David A. Rhoten, City Attorney

Exhibit A. Findings of Fact and Conclusions

Findings

After review of the record and the testimony presented at its public hearing, the Stayton City Council makes the following general findings of fact.

1. The City of Stayton adopted a Water Utilities Plan in 1981 that addressed water, wastewater and storm water facilities. In 2006, the City Council adopted updated master plans for the City's water and wastewater systems.
2. In 2004, the City engaged Keller Associates to begin the process of updating the storm water master plan.
3. On June 8, 2005, Public Works Department personnel, the consulting City Engineer, representatives of Keller Associates and their subcontractor met to discuss the progress and procedures for developing the Master Plan. The Santiam Water Control District was represented at that meeting, mentioning the need for an agreement between the District and the City for an agreement on discharging storm water into their canals and their overall desire to see the discharge eventually removed.
4. Throughout the remainder of 2005 and 2006 Keller Associates worked with Public Works Department personnel to compile data on the existing storm water collection system and complete a draft of the Master Plan. During that time documentation of the storm water collection system was developed and Keller Associates created a computer model of the system to determine current and future inadequacies.
5. The study area for the Master Plan includes the entire Stayton Urban Growth Boundary as well as a portion of the Mill Creek watershed on the north side of State Route 22. Studies completed for the development of the master plan examined the existing conditions, the soils, natural resource features, and projected land use development in the study area.
6. A draft Master Plan was presented to the City Council at an April 23, 2007 work session. Keller Associates and their subcontractors explained the computer model, the alternatives analysis and the recommendations for storm water collection and treatment to the Council. The recommendations for new regulations to address storm water detention and improvements in storm water quality were also explained.
7. The Master Plan contains following components:
 - a. A description of the study area, including land use, population projections, socio-economics and the storm water drainage sheds.
 - b. Criteria for the design of storm water systems.
 - c. Development and calibration of the computer model for the storm water collection system.
 - d. A general description and a drainage basin assessment of existing conditions.
 - e. Summaries of alternative improvements for each drainage basin.
 - f. Discussion of water quality concerns, including the state federal regulatory programs, proposed storm water drainage standards and the results of water quality testing conducted by the City.
 - g. Discussion of the operational maintenance and replacement needs of the stormwater collection system.

- h. A capital improvements plan.
 - i. Recommendations for funding the capital improvements and operation of a storm water utility.
8. The City Council held work sessions in January and June 2008 to further discuss the Master Plan, with the focus of the discussion on financing the improvements necessary.
 9. A majority of the city drains towards the Salem Ditch and the Stayton Power Canal. These man-made water conveyances were constructed in the mid-1800s as to provide water power for mills in Salem and downtown Stayton. They are now owned by the Santiam Water Control District and used for supply of municipal drinking water to the City of Stayton, hydroelectric generation, and supply of irrigation water to agricultural users.
 10. On April 14, 2008, the City Notified the Department of Land Conservation and Development of the first evidentiary hearing on the proposed Storm Water Master Plan before the Stayton Planning Commission. Copies of the draft plan were sent to the Department. Notices of the public hearing were also published in the Stayton Mail, posted at City Hall, Stayton Library, Stayton Community Center and the City's web site, and sent to the Santiam Water Control District, and Marion County Planning Division.
 11. On May 27, 2008, the Stayton Planning Commission held a public hearing on the Master Plan. The only testimony provided to the Planning Commission other than from staff and the City's consultants was from the Santiam Water Control District. The District testified that the City has no agreement to discharge drainage into the District's facilities, that there have instances of flooding and surface water contamination, and that the District fears it may lose its agricultural exemption from the requirements of the federal Clean Water Act because of urban storm water being discharged into its canals. As a result of the District's testimony the hearing was continued until June 30, 2008.
 12. Following additional testimony from Staff and the Water Control District, the Planning Commission concluded its public hearing. As result of the testimony from the Santiam Water Control District, the Planning Commission made changes to the Master Plan that recognize the need for the City and District to work together to control runoff and come to an agreement regarding the management of the District facilities.
 13. During the period July through October 2008, City staff met with the manager of the Water Control District to discuss a proposed Interim Agreement. After several meetings, discussion ended when the parties could not come to an agreement on issues of liability and payment of a fee.
 14. The City Council held a final work session on the proposed Master Plan on April 13, 2009.
 15. During the development of the Master Plan, the City came under the requirements of the Oregon Department of Environmental Quality's (DEQ) Total Daily Maximum Daily Load (TMDL) requirements for the Willamette River Basin. The City developed a TMDL plan for the control of mercury, bacteria and temperature that was submitted to the DEQ in November 2008 and approved on January 28, 2009. The approved TMDL Plan is included in the Master Plan as an appendix.
 16. The City will come under the requirements of the Storm Water National Pollution Discharge Elimination System Phase II Program when its population exceeds 10,000 at a decennial census. The Master Plan projects this will occur following the 2020 Census and establishes a framework for the City to comply with the water quality standards of the Phase II Program.

17. Stayton Council Resolution 768, adopted on April 17, 2006, adopted updates of the City's Water Master Plan and Wastewater Master Plan. OAR 660-011-0045 requires public facility plans to be adopted as part of the City's Comprehensive Plan.
18. Significant portions of the text of Chapter 4. Public Facilities of the Stayton Comprehensive Plan regarding water, wastewater, and storm water have not been updated in over twenty years and are no longer factually correct.

Criteria of approval

Stayton Municipal Code (SMC), Title 17, Land Use and Development, Section 17.12.170, Comprehensive Plan and Zone Map Amendments, Section 17.12.170.6, contains the Criteria for Approval for Comprehensive Plan amendments.

- a. The proposed amendment is compatible with the existing provisions of the Comprehensive Plan as measured by:
 - 1) If a map amendment:
 - a) The land area affected by change.
 - b) Current use(s) in that area.
 - c) The proposed use(s).

Finding: There is no map amendment proposed.

- 2) Impact of the proposed amendment on land use and development patterns within the City as measured by:
 - a) Traffic generation and circulation patterns

Finding: The proposal addresses storm water management within the city and the urban growth boundary. Construction of the proposed regional storm water detention facilities will result in small areas throughout the City not being available for residential or commercial development, therefore decreasing traffic generation. Aside from the small areas that will be removed from development potential by the construction of stormwater management facilities, the adoption of the updated Storm Water Management Plan will generally have a neutral impact on traffic generation and circulation patterns. Storm water facilities themselves are to be designed to improve and enhance development by providing planning tools for the appropriate disposal of storm water from new developments, including parking lots and streets.

- b) Population concentrations

Finding: The proposal addresses storm water management within the city. Construction of the proposed regional storm water detention facilities will result in small areas throughout the City not being available for residential development, but will not affect overall population concentrations within the urban growth boundary.

- c) Demand for public facilities and services

Finding: Adoption of the Storm Water Master Plan does not create any additional demand for public facilities or services. The proposal addresses the demand for storm water management facilities, and ensures that adequate storm water facilities will be developed to serve the City.

d) Level of park and recreation facilities

Finding: Adoption of this Storm Water Master Plan does not create any additional demand for park or recreation facilities. Storm water facilities to be constructed pursuant to this plan, such as detention basins may be able to provide open space and park type usage when they are not functioning for detention, which is a common use for such storm water facilities.

e) Economic activities

Finding: The proposal addresses future needs for storm water management within the urban growth boundary. Implementation of the plan will allow future commercial and industrial development to occur within an overall planned framework and assure that this development does not have detrimental impacts on water resources.

f) Protection and use of natural resources

Finding: The proposal will increase the level of protection of natural resources in the urban growth boundary by minimizing flooding in manmade and natural water bodies, by decreasing contamination levels in urban runoff, and by utilizing wetland areas as storm water detention basins.

g) Natural hazards and constraints

Finding: Adoption of this Storm Water Master Plan does not create any situation that would adversely impact or affect existing natural hazards or constraints in the City. Storm water management policies contained in the plan account for wetlands, floodplains, landslide hazards and other natural features present in the City.

h) Compliance of the proposal with existing adopted special purpose plans or programs such as public facilities improvement programs.

Finding: The City currently has in place master plans for water, sewer, and transportation. This Storm Water Master Plan was created in coordination with the goals and policies of those other master plans, and is designed to supplement and implement storm water management activities that are in compliance, to the extent applicable, those other City master plans.

b. A demonstrated need exists for the amendment based on the lack of available land in the districts where the proposed use(s) is allowed.

Finding: The proposed amendments do not address the locations within the City where specific land uses are permitted.

c. The proposed amendment complies with all applicable Statewide Planning Goals and Oregon Administrative Rule (OAR) requirements, including compliance with Goal 14 and the Urban Growth Policies of the City of Stayton (Section 17.08.030) if a change in the urban growth boundary is requested.

Finding: No change to the location of the Urban Growth Boundary is proposed in this case, therefore compliance with Goal 14 and the Urban Growth Policies of the City is not necessary or relevant here.

The relevant and applicable Goals in this case are 1, 2, 5, 6 and 11. Goal 1 is complied with based on the process used for consideration of this case. This matter

was initiated by the City Council and referred to the Planning Commission who conducted extensive inquiry and public hearing process. The City Council then held a work session on the Planning Commission's recommendation, and held its own public hearing process after due notice and opportunity to be heard was provided.

Goal 2 involves coordination with other relevant governments and agencies. In this case Marion County and the Santiam Water Control District were included in the consideration process and were notified of work sessions and public hearings at all relevant times. The Santiam Water Control District was an active participant with staff, at the Planning Commission and before the City Council.

Goal 5 involves open space and natural resources. As noted above, open space and natural resources have been considered in the new storm water master plan.

Goal 6 is intended to make sure changes to the comprehensive plan take into account air, water and land resource quality. The new Storm Water Master Plan takes into consideration specifically issues related to water quality, by addressing the need for improved and enhanced storm water management to ensure water quality in the storm water system.

Goal 11 relates to the provisions for public facilities and services by the City. Storm water management is a responsibility of the City. The current storm water plan is out of date, inaccurate, and not in compliance with current regulations. The Storm Water Master Plan provides updated and accurate quality testing and monitoring, a plan for future treatment, and plans and policies that conform to current law, specifically including the Total Daily Maximum Load regulations.

- d. The proposed amendment is possible within the existing framework of the Comprehensive Plan (e.g., no new land use designation categories, policy categories, or plan elements are necessary to accommodate the amendment).

Finding: The framework of the Stayton Comprehensive Plan includes a series of public infrastructure master plans addressing detailed needs, goals and policies regarding specific areas of need that is provided by the City, including sewer, water, transportation and storm water. These master plans are a guide for the City for future planning and management of all aspects of the city, including growth, land use management and public facilities budgeting. It is important the City have updated and accurate master plans for its public facilities. This case addressed the need for updating the storm water master plan, bringing the text of the plan relative to Public Facilities up to date and does not involve any new land use designations.

- e. The amendment is appropriate as measured by at least one of the following criteria:
 - 1) It corrects identified error(s) in the provisions of the Plan.

Finding: The proposal corrects errors in out-dated information regarding some of the City's public facilities and by incorporating the 2006 Water and Wastewater Master Plans that were adopted only by resolution.

- 2) It represents a logical implementation of the Plan.

Finding: The proposed amendments continue the City's commitment to maintaining adequate facilities and services and to protecting natural resources.

3) It is mandated by changes in federal, state, or local law.

Finding: Portions of the proposal are required under the State's Total Maximum Daily Load regulations and the proposal is drafted to establish a framework for compliance with the federal storm water regulations when those regulations apply to the City of Stayton.

4) It is otherwise deemed by the City Council to be desirable, appropriate, and proper.

Finding: The City Council initiated the planning process in 2004 recognizing the need for improvements to the existing storm water collection and treatment system in the City and also recognizing that in the future the City of Stayton will need to comply with increasing state and federal regulations.

Conclusions

Based on the facts above, the Stayton City Council concludes that:

1. The proposed amendments to the Stayton Comprehensive Plan and the April 9, 2009 Stayton Storm Water Master Plan conform to the statewide planning goals and guidelines, more specifically,
 - a. Statewide Planning Goal 1: Citizen Participation. The City Council concludes that the city has satisfied the requirements for citizen participation through the involvement of the Council and Planning Commission in the process of developing the Storm Water Master Plan, through the public workshops that were held on the drafts of the Master Plan as it was written and through the public hearings held by both the Planning Commission and the City Council.
 - b. Statewide Planning Goal 2: Land Use Planning. The City Council concludes that the City has satisfied its obligations to coordinate its planning efforts with other levels of government and other quasi-governmental organizations through notification of these other entities of the planning process; by review of the testimony of the Santiam Water Control District by the Stayton Planning Commission; by the amendments to the draft Plan made by the Planning Commission in direct response to the testimony of the Santiam Water Control District; by the efforts of the City Staff to negotiate an Interim Agreement with the Santiam Water Control District.
 - c. Statewide Planning Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces. The City Council concludes that open space and natural resources have been considered in the new storm water master plan, and the Storm Water Master Plan complies with Goal 5 and with the requirements of OAR 066-016 and OAR 066-023.
 - d. Statewide Planning Goal 6: Air, Water and Land Resources Quality. The City Council concludes that the Storm Water Master Plan has been written to provide the framework for compliance with the Phase II Storm Water Program of the federal Clean Water Act and with the State's Total Daily Maximum Load requirements for the Willamette River Basin. The City Council further concludes that implementation of the Master Plan will result in decreased storm water flow, decreased peak storm water discharge rates, and improved storm water quality.
 - e. Statewide Planning Goal 11: Public Facilities and Services. The City Council concludes that the Storm Water Master Plan will help assure that urban development in the Stayton urban growth boundaries will be guided and supported by types and levels of urban facilities and services appropriate for the needs and requirements of the urban area to be serviced, and that those facilities and services are provided in a timely, orderly and

efficient arrangement, and that the Master Plan has been written to meet the requirements of OAR 660-011.

2. The proposed amendments to the Stayton Comprehensive Plan and the April 9, 2009 Stayton Storm Water Master Plan meet the requirements of Stayton Municipal Code, Title 17, Land Use and Development, Section 17.12.170, Comprehensive Plan and Zone Map Amendments, Section 17.12.170.6, Criteria for Approval, more specifically,
 - a. The proposed amendments are compatible with the existing provisions of the Comprehensive Plan as measured by the impact of the proposed amendments on land use and development patterns within the City as measured by:
 - i. Traffic generation and circulation patterns
 - ii. Population concentrations
 - iii. Demand for public facilities and services
 - iv. Level of park and recreation facilities
 - v. Economic activities
 - vi. Protection and use of natural resources
 - vii. Natural hazards and constraints
 - viii. Compliance of the proposal with existing adopted special purpose plans or programs such as public facilities improvement programs.
 - b. The proposed amendments comply with all applicable Statewide Planning Goals and Oregon Administrative Rule requirements.
 - c. The proposed amendments are possible within the existing framework of the Comprehensive Plan in that do not create any new land use designation categories, policy categories, or plan elements are necessary to accommodate the amendment.
 - i. The amendments are appropriate as they correct identified errors in provisions of the Comprehensive Plan.
 - ii. The amendments represent a logical implementation of the existing policies in the Comprehensive Plan.
 - iii. The amendments are mandated by changes in the applicability of federal and state water quality laws.
 - iv. The amendments are deemed by the City Council to be desirable, appropriate, and proper for the future improvements and expansion of the City's storm water collection and management system, for reducing the City's impacts on downstream flooding, and for improving water quality.

Chapter 4 Public Facilities and Services

The Public Facilities element of the Stayton Comprehensive Plan describes water, sanitary sewers, ~~and storm sewer~~ water, and parks systems ~~based upon the City of Stayton's master utilities plan as required by ORS 660, Division 11.~~ Other public facilities and services are either provided by the city, by other levels of government, or ~~need to be considered as new developments are proposed~~ by independent districts.

This Chapter provides an overview of the public facilities and services in the City. For those provided by the City itself, there are more specific Master Plans that are updated and adopted by the City Council. These Master Plans are written with consideration of the City's goals and policies contained in the Comprehensive Plan but contain more specific details for improvements to the systems than is appropriate to include in the Comprehensive Plan. They are adopted as addenda to the Comprehensive Plan.

Master Utilities

~~The City of Stayton developed a master utilities plan in December 1980 after the adoption and acknowledgment of the Stayton Comprehensive Plan in April 1980. The master utilities plan evaluates the city's water system, sanitary sewer system, and storm sewer system. Since 1981, the city has utilized the computer programs developed for the master utilities plan to refine the service needs for new industry and other development. The master utilities plan includes chapters on financing methods and phased implementations.~~

~~The City of Stayton is preparing a Capital Improvements Program (CIP) based on the master utilities plan. A few projects noted in the master utilities plan have been completed; however, many projects remain to be completed. Most of the projects are needed to support the development of a city with a population of 11,500, although many projects are needed to better serve the current population.~~

Municipal Water System

The City of Stayton owns and operates a municipal water system serving most of the area within the present city limits.

~~The major water system facilities and the service areas are shown on the Public Facilities Map. The city built a new water treatment plant in 1971 with a supply capacity of 8.5 million gallons per day. The major source of drinking water is the North Santiam River, with an intake from the Reid Power Canal. The City also owns and maintains three infiltration wells which that draw water from the gravel strata adjacent to the river. Altogether, the wells would produce approximately two million additional gallons per day. Only one of these wells is used on a regular basis, but all three wells can be used if needed.~~

The majority of Stayton's water is ~~provided through a contract with~~ delivered through the Santiam Water Control District's canal. The ~~D~~district agrees to provide continuous 24-hour a day service of up to 40 cubic feet per second (approximately 18,000 gallons per minute). For greater fire flows and better system reliability, the city also maintains a connection with the City of Salem's main transmission line. ~~This connection and related facilities, known as Schedule M, consists of a 1 million gallon reservoir and booster pump facilities.~~

The city built its water treatment plant in 1971 and the plant currently has a treatment capacity of 6.8 million gallons per day. Treatment processes include filtration, chlorination, and

the addition of soda ash for pH stabilization. A 0.5 million gallon clearwell provides necessary chlorine contact time as well as some storage volume for the water system.

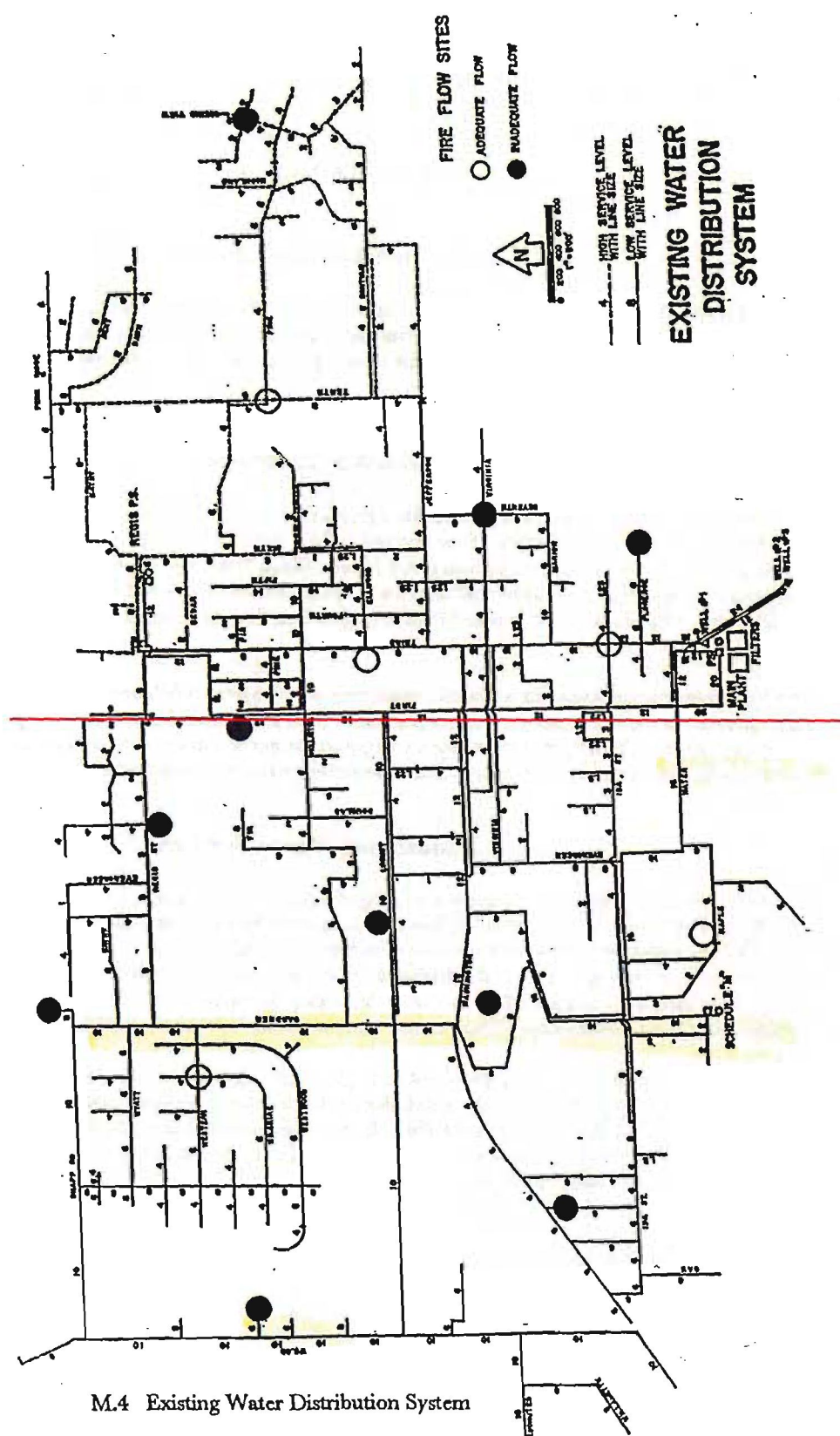
~~A. Water Distribution System~~

The City of Stayton's water distribution system consists of approximately 44 miles of pipe and covers two pressure zones. The two zones are intertied through pressure reducing valves thus providing system redundancy for emergency events.

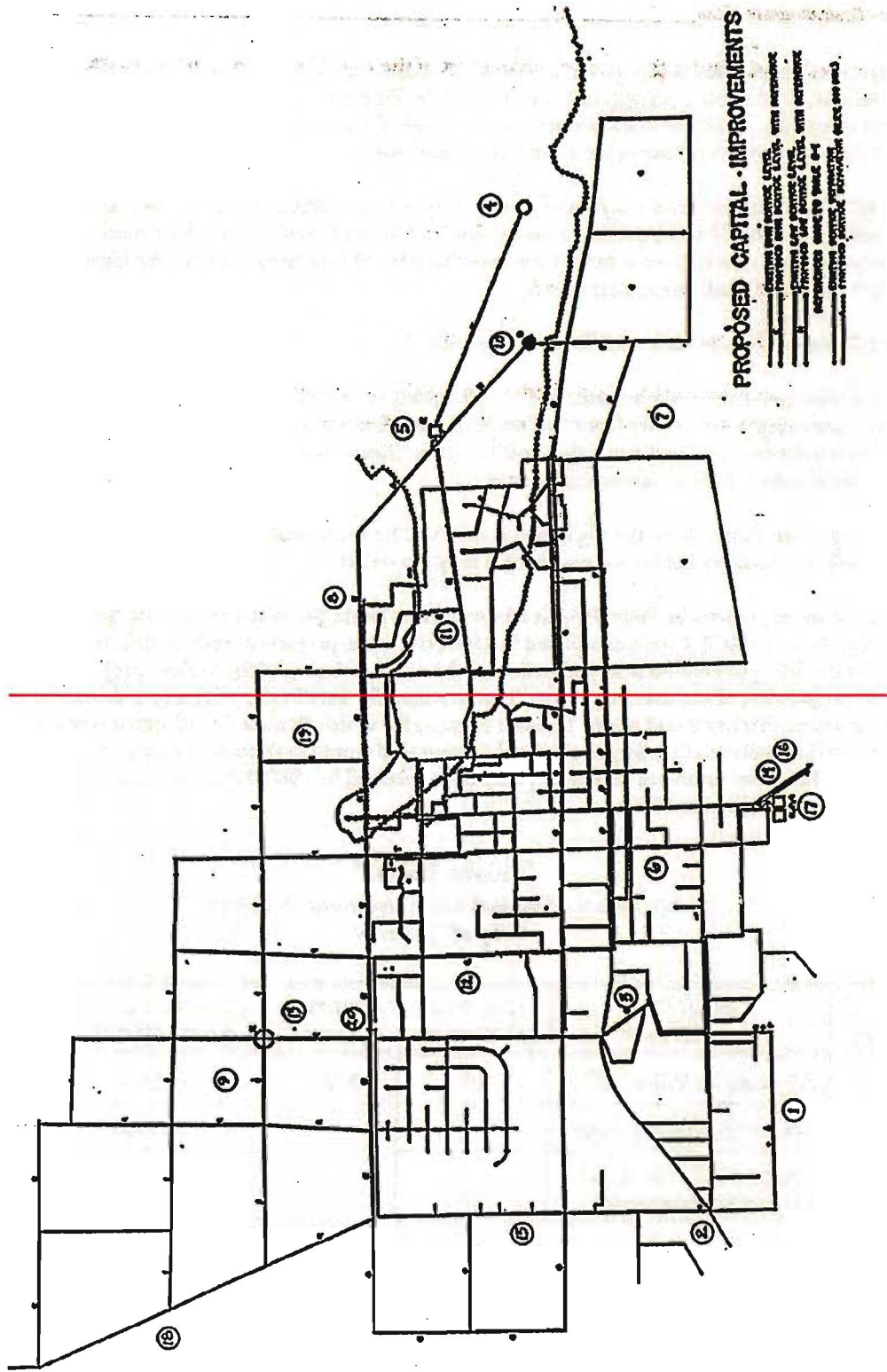
~~The City of Stayton's water distribution system includes a low level system below an elevation of 465 feet and a high level system above an elevation of 465 feet in the northeast part of the city.~~

~~Several capacity and operational improvements for all components of the water system have been identified in the City's Water Master Plan along with cost estimates and demand projections. The low level water distribution system serves most of the city. During the past 15 years, a number of improvements to the low level system have been made. Piping ranges from good to poor as to size and condition. Adequate fire flows are now available throughout some of the low level water system. Low level reservoir storage is considered inadequate.~~

~~The high level water distribution system is not in as good a condition as the low level system. Most of the piping is reasonably competent, but many pipe sizes do not handle peak water demands. The high level water system should have a storage reservoir capable of supplying water to the high level system to meet fire flows and peak domestic demand.~~



M.4 Existing Water Distribution System



M.5 Proposed Capital Improvements

B. WATER SERVICE EXTENSIONS AND IMPROVEMENTS

Water service can most easily be extended by lines going west and north from the low level water system. Extending water service from the low level water system south toward the North Santiam River is also relatively easy. In most areas, the existing water lines would need reinforcement to allow pipeline extensions outward from the areas now served.

Extending water service from the high level system will be more costly. Basic improvements to that system will be necessary before water service is fully extended.

The list of water projects in Table PF-1 is adapted from Table 8-1 in the master utilities plan. The first two projects on Table 8-1 were completed in 1981; the other projects remain to be done. The priority listing in the far right column is an estimation of the relative timing of the various projects. Priorities refer to progression of construction rather than to a specific time frame—Priority 1 should be constructed before Priority 2 and so on. The two projects for which there is no estimated cost are cases where significant alternatives in project development that would determine the project cost remain to be decided. Where cost estimates do appear, they are expressed in 1980 dollars (equivalent to an ENR construction cost index at 3200).

TABLE PF-1¹, WATER SYSTEM CAPITAL IMPROVEMENT PROJECTS^{2, 3}, CITY OF STAYTON

Project	Project Description	Line Size (in-inches)	Length (in-feet)	Construction Costs (in-1980\$)	Priority
1.	Schedule M, Wilco Rd	16	3,400	143,000	1
2.	Washington to Wilco Rd	6	800	20,000	1
3.	Connect 16" behind cannery to Washington St	16	1,000	42,000	2
4.	5 mg Reservoir	—	—	1,000,000	1
5.	High Lvl Pump Station	—	—	130,000	1
6.	Transmission Line 1, First Ave to Reservoir	20	9,000	468,000	1
7.	Grid Network, SE area	8	22,000	462,000	2
8.	Transmission Line 2, Reservoir to Wilco	24'	17,000	1,071,000	2
9.	Grid Network, north area	8	40,000	840,000	3
10.	.75 mg Elevated Reservoir	—	—	⁴	3
11.	Transmission Line 3, High Service Zone	14	8,000	288,000	2
12.	Line from Shaff Rd to High School	12	2,400	-74,400	2
13.	2 mg Ground Level Reservoir, Pump Station	—	—	500,000	4
14.	Treatment Plnt Expand	—	—	⁵	4

¹JMM Master Utilities Plan, 1980

²Does not include maintenance projects

³Priority 1 means should be constructed before Priority 2, and so on over the 20 years 1985 to 2005. Priorities are subject to change through revision of the Capitol Improvement Program and more detailed public facility planning.

⁴No estimate at this time

15.	Line paralleling Wilco	10-12	7,000	217,000	4
16.	System Control, Telemetering	—	—	40,000	2
17.	Pumping Plant Pumping Improvements	—	—	25,000	1
18.	Line from Shaff to Santiam Golf Course	12-14	8,000	288,000	3
19.	Grid Network, High Level Pump Station	8	12,000	252,000	3
20	Connect Shaff to First	12	1,200	37,200	2
TOTAL				\$6,005,000	

Stayton ~~Santiam~~ Sanitary Sewer System

The City's wastewater collection system consists of approximately 33 miles of pipelines and five lift stations. Additional flow is conveyed to Stayton's collection system through a small private lift station and a municipal lift station bringing in wastewater from the neighboring City of Sublimity. ~~In 1963, the City of Stayton developed a sanitary sewage collection and treatment system that provided service to the City of Stayton. The City of Sublimity was included in the system in 1975. Both systems are working well and are currently below capacity. The Stayton population projection to the year 2005 is 11,500. Sublimity's projection to the year 2005 is 2,900. The combined total of 14,400 will require major changes and additions to the treatment system prior to the year 2005. More trunk lines and lift stations are needed to serve all of the urban growth area.~~

A. Stayton-Sublimity Sewer Agreement

~~A June 1973 agreement between Stayton and Sublimity provided for a regionalized sanitary sewer facility. The agreement includes connection cost sharing and flow restrictions. General provisions were the adoption and enforcement of rules and regulations concerning the collection and disposal of sanitary waste.~~

~~These regulations meet current standards and practices laid out by the U.S. Environmental Protection Agency and the Oregon Department of Environmental Quality (DEQ).~~

B. Treatment System

~~The City of Stayton operates maintains a wastewater sewage treatment plant located along the Santiam River at the southwest corner of the urban growth boundary. The Treatment process includes headworks with screening, two sequencing batch reactors for biological treatment, and UV disinfection. Solids handling processes include aeration, dewatering, and lime stabilization. The treated biosolids are stored and land applied. This plant is a tertiary facility designed to handle an average flow of 1.35 million gallons per day (MGD). As of May, 1989, the average daily flow was .876 mgd. The plant has peak flow capacity equal to 4.05 million gallons per day. Effluent from the treatment plant is discharged to the North Santiam River and meets current DEQ effluent requirements.~~

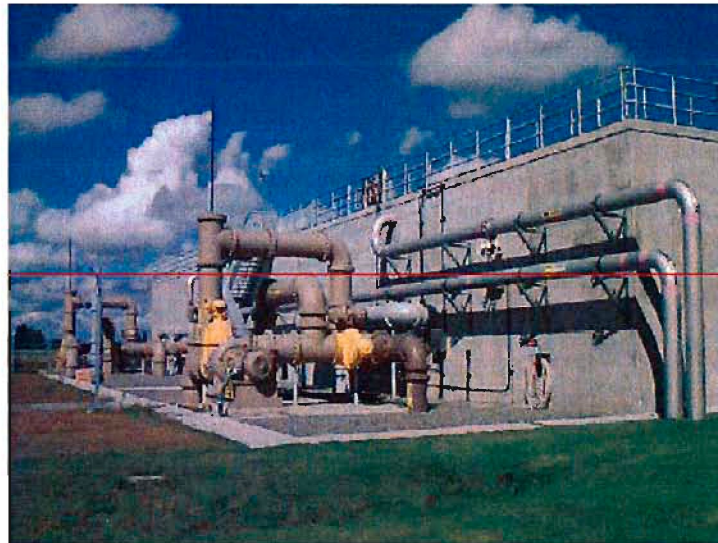
C. Sewage Collection System

The City's original Stayton sewage collection system was built in 1963 and has a fairly significant infiltration/inflow problem. Organized efforts to correct this have made some progress in reducing the wet weather flows.

⁵ Ibid

The Sublimity sewage collection system was installed in 1975, and most homes in Sublimity were connected to the system by mid-summer 1976. All of the Sublimity sewage is pumped into the Stayton system for treatment. The Stayton sewage system was designed to expand to serve adjacent areas. The success of the infiltration/inflow reduction program will, however, determine how much additional service can ultimately be provided by the existing sewage treatment system.

Capacity and operational improvements for all components of the wastewater system have been identified in the City's Wastewater Master Plan.



For Illustrative Purposes Only

Sewer Service Areas

A. Pumping Facilities

The Public Facilities Map shows the City of Stayton and the urban growth area. Within the existing Stayton sewer service area, lift stations serve areas that could not be served by gravity.

Lift Station No. 1, located on Gardner Avenue, serves the east portion of Westtown and West Regis and a portion of West Shaff Road. Lift Station No. 2 is located on Fern Ridge Road just east of Tenth Avenue. This lift station has the capacity to serve approximately 100 homes. If relocated, this lift station could serve much of the area on the north side of Fern Ridge in the eastern part of the city. Lift Station No. 3 is the Wilco Road lift station. It serves the immediate area with additional allowances for the sewage anticipated to be pumped from a future lift station located adjacent to Mill Creek near the Santiam Golf Course. Lift Station No. 4 is on Deschutes Avenue and serves the Stayton Industrial Park.

A fifth lift station pumps the sewage flows from Sublimity to Shaff Road. The sewage then flows by gravity to the Wilco Road lift station.

B. Gravity Sewers

The rest of the city is presently served by gravity sewers. Future development will generally require a combination of gravity sewers within drainage basins and lift stations to pump sewage out of the basins to the treatment plant.

The existing gravity sewer system could easily be expanded eastward within the urban growth boundary. The area along the south boundary of the city, however, will be difficult to serve. Much of this area lies in the floodplain of the Santiam River, and virtually all service would need to be provided by pumping facilities. Likewise there is another small area between the existing service and the urban growth boundary on the very west end of Shaff Road which will be difficult to serve by gravity from any of the existing or planned systems.

Much of the potential growth area for Stayton lies north of Shaff Road and in the westerly portion of the urban growth boundary. There are several options for expanded sewer service in the Mill Creek drainage north of the present sewer service area. There will probably be a need for a sewer lift station adjacent to Mill Creek near the Santiam Golf Course. Eventually gravity sewer service to that lift station might be extended all the way up Mill Creek, thereby providing sewer service to the Stayton urban growth boundary area north of the present sewer service area.

C. Sewer Extensions and Improvements

The first priority for assuring that capacity for expanded sewer service will be continued efforts to reduce infiltration and inflow into the present system. These flows of extraneous water greatly reduce the residual capacity for sewer service to new areas adjacent to the existing service areas. The flow reduction efforts should be seen as a continued maintenance effort. It should be pursued in an organized manner with some money budgeted each year for reduction.

Expanded sewer service at this time can most easily be provided in the area that would be served by gravity on the east side of the city, on the west side of the city, and within the Wileo Road service area. In each of these areas, land could be developed and served by simply extending existing sewers. The feasibility of serving the area in the east with sewers is offset, however, by the relatively greater costs of providing water service in that area.

The Lift Station No. 2 service area could allow extension of sewers where a considerable interest exists in more residential development. Extended service into the Mill Creek drainage area, with the exception of the area that can be served by the Wileo Road system, is a little more difficult. West of the Sublimity lift station the area would need to be served by a new lift station and force main. That, of course, would necessitate a considerable investment. The area east of the Sublimity lift station could be served to that lift station if arrangements with the City of Sublimity can be made.

Projects identified under "Model 1" in the Master Utilities Plan are listed in Table PF-2.

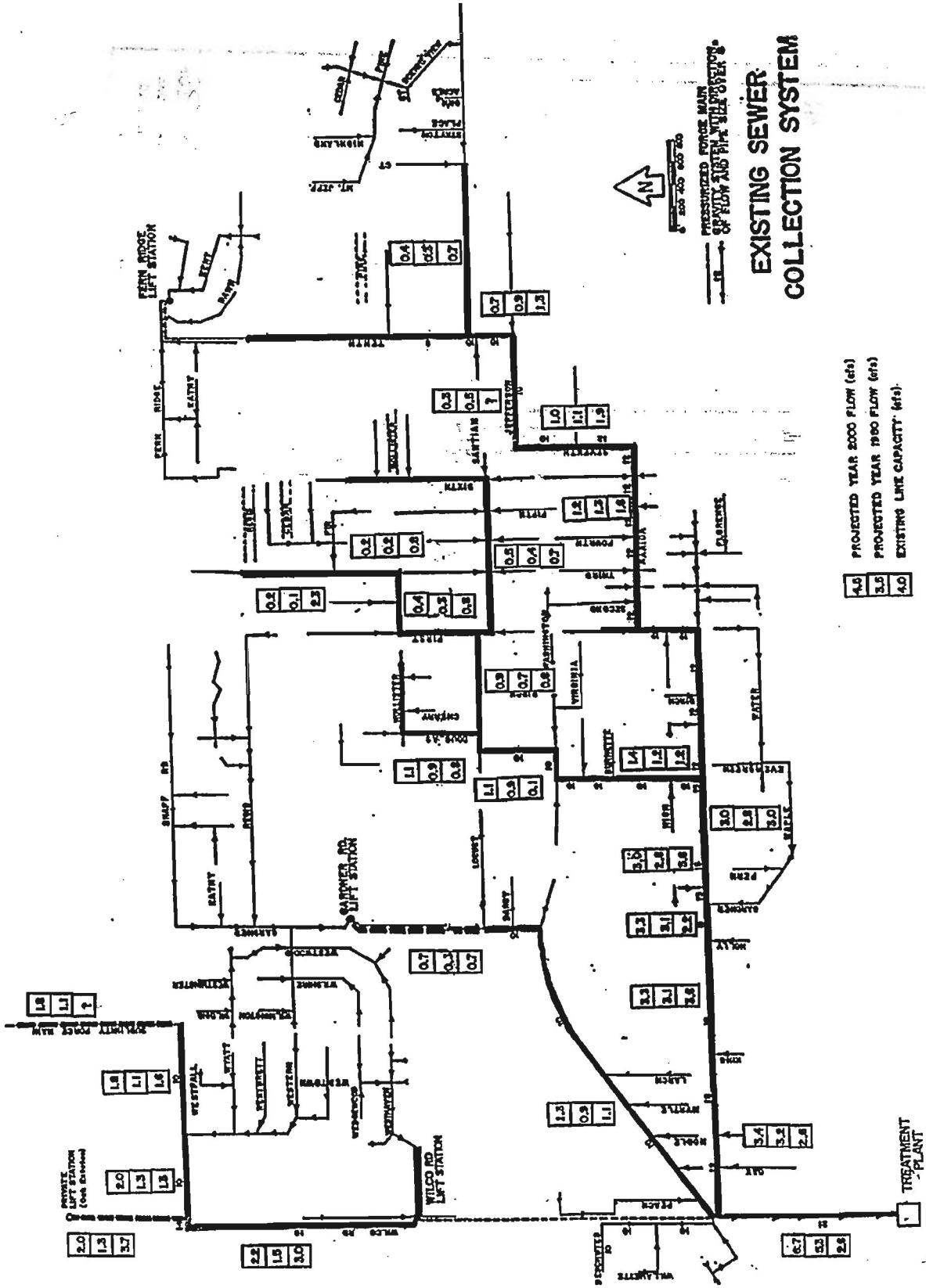
Table PF-26, Santiam Sewer System Capital Improvement Projects⁷

⁶ JMM Master Utilities Plan, 1980

⁷ Does not include maintenance projects

Project Description	Length (inches)	Size	Cost (1980 \$)	Priority⁸
Lift Stations		(mgd)		
Golf Club Road (new)		3.0	75,000	2
Wileo Rd Station Remodel (existing)		4.2	55,000	3
First Ave Lift Station (temp.)		0.75	35,000	2
Summary of Needed Intereceptors by Size	5,200	8	114,400	1 to 4
	7,200	10	180,000	
	4,200	12	126,000	
	13,800	15	483,000	
	3,500	18	136,500	
	3,100	21	136,400	
	2,700	24	129,600	
2,500	30	145,000		
Laterals	74,000	8	1,480,000	1 to 4
Force Mains	5,200	14	156,000	1 to 4
	3,500	16	122,500	
	1,900	6	25,000	
TOTAL COST			\$3,399,400	

⁸—Priority 1 means should be constructed before Priority 2, and so on over the 20 years 1985 to 2005. Priorities are subject to change through revision of the Capitol Improvement Program and more detailed public facility planning.



M.6 Existing Sewer Collection System

~~[MAP M.4, SANITARY SEWER MODEL 1]~~

~~**[MAP M.5, EXISTING STORM SEWER COLLECTION SYSTEM]**~~

~~{Map M.6, Storm Sewer Proposed Improvements}~~

Storm Sewer System

The City's storm water system consists of approximately 15 miles of pipe, 8 miles of open channels, 650 catch basins, 20 detention facilities, and 38 major outfalls all within six major drainage basins. The majority of the City's outfalls are along the Salem Ditch, which ultimately carries flow to Mill Creek.

The major trunk line through the City runs north on 1st Avenue from Hollister, and West on Shaff Road with 48" outfall to an open channel draining to Salem Ditch.

Runoff from the City is partially treated through biofiltration swales, catch basins, and detention facilities and is considered to be generally of good quality. Storm water within the city will be primarily managed through the BMPs identified in the City's TMDL Implementation Plan and Storm Water Master Plan.

The Storm Water Master Plan identifies specific improvements for the storm water system along with costs and concepts to accommodate runoff from future development.

The Master Utilities Plan also evaluated design criteria, quantity of storm runoff, and hydraulic considerations for new storm drains. New facilities were then proposed based upon 10-year storm events. New facilities would be either in the eastern part of the urban growth boundary or in the northern area drained by Mill Creek. The city completed a study of Mill Creek floodplain to plan the location of dikes, drains, and detention basins in 1982. The rough cost estimate for the last item in Table PF-3 is derived from the Mill Creek study. The Mill Creek study has not been adopted by the city council.

Table PF-39, Storm Sewer System Capital Improvement Projects¹⁰

Code ¹¹	Project	Line-Size (inches)	Length (feet)	Construction (1980-\$)	Priority ¹²
Existing					
A,B	Drainage Basins 3, 4, 5, 6, 9	52	8,000	800,000	1
C	Drainage Basin 2			144,000	1
D	Existing Trouble Spots	48	1,600	100,000	1
New Eastern					
E	Trunks	48	9,000	810,000	4
F	Laterals	15	6,000	204,000	4
New Northern					
G	Open Channel			50,000	3
H	Trunks		5,000	256,000	2
I	Trunks	42	3,200	230,000	2
J	Trunks	24	4,800	98,000	2
K	Laterals	12	3,500	204,000	2
L	Laterals	15	6,000	66,000	2
M	Modify South Mill Creek	8	3,000	75,000	3
N	Rechannel Mill Creek			750,000	

⁹ Master Utilities Plan, 1980; Mill Creek Flood Plain Study

¹⁰ Does not include maintenance projects

¹¹ Codes refer to Figure 14-1 in Master Utilities Plan

¹² Priority 1 means should be constructed before Priority 2, and so on over the 20 years 1985 to 2005. Priorities are subject to change through revision of the Capital Improvement Program and more detailed public facility planning.

TOTAL

\$3,780,000

Fire Service

The Stayton Rural Fire Protection District is a volunteer department, with a full time paid chief, which serves both the city and adjacent rural areas due to the 1985 annexation of the city into the rural district. The new fire station opened in 1988 and is located on West Ida Street near Wilco Road. Information on equipment, insurance rating, and fire incidents and service calls is included in the State Fire Marshal's annual report.

Expansion of the city will necessitate at least one additional fire station. The fire chief has recommended the area of Tenth Avenue and Santiam Street as a possible east side location.

In addition to fire fighting functions, the fire station provides first aid, communications, and public education on fire safety.

Police Service

Police services are provided by a professional force on a 24-hour per day basis. The police department occupies the old city hall building and was remodeled in 1988 and is located on Third Avenue.

Support services are provided the department by a complement of police reserves (adults) and cadets (ages 15 to 21), who provide support services and perform traffic and crowd control at special events. A comprehensive training program is required of all personnel.

The department maintains lock-up facilities for detention of arrestees. Currently two holding cells are provided in this facility.

Stayton police will need increased staffing in order to maintain current service levels as the city grows. Guidelines to meet growth needs include: 1) One patrol person for each 500 additional people; 2) One new vehicle for each four to five new patrol persons is a minimal standard; 3) Standard support equipment for each new patrol person; and 4) Modification and/or replacement of communications equipment for a five-year basis.

Schools

Stayton has a complementary group of schools that is unique among Oregon small towns. Both public and private schools enroll a significant number of children from grades kindergarten through twelfth grade.

School District 77J is a public elementary district that primarily serves Stayton and the surrounding area. The district includes Stayton Grade School and a small rural school at Mehama. Stayton Grade School had a 1989-1990 enrollment of 479 in grades kindergarten through fourth. Kindergarten was added in the 1984-1985 school year. The grade school has a student capacity of 550.

The Stayton Middle School had a 1989-1990 enrollment of 407 students in grades fifth through eighth. Its capacity is 400 students. The middle school occupies a 68½ acre site; however, some of it is not developable.

Stayton Private School had an enrollment of 93 in 1989-1990 in grades kindergarten through seventh. Santiam Montessori School had a kindergarten enrollment of 21 for 1989-1990. St. Mary's School had an enrollment of 292 in 1989-1990 in grades first through eighth. The facilities and its seven acre site are adequate for current and anticipated enrollment.

Regis High School had an enrollment of 206 in 1989-1990 in grades ninth through twelfth. The building has a capacity of 250 with room for expansion on a 30-acre site.

The Stayton Union High School district includes Stayton and Sublimity areas. The enrollment at Stayton Union High School reached a peak at 620 in 1979. In the early 1980s, enrollment declined somewhat to a range of 500 to 560. The 1989-1990 enrollment was 536. The school facilities and the 38-acre site are adequate for the foreseeable future.

The primary land use need of the schools in Stayton is for elementary school sites. One site is needed to permit the relocation of the Stayton grade school from its present downtown site. A second elementary school may be needed to accommodate the planned growth of the city to a population of 11,500 by 2005. A desirable site for a new elementary school would be next to the middle school.

Solid Waste

Currently solid waste in Stayton is collected by the Stayton Sanitary Service. The solid waste collected at Fern Ridge Transfer Station is located east of Stayton. Waste collected here is transferred to the Marion County Solid Waste Energy facility in Brooks.

Stayton is within the area covered by the Chemeketa Region Solid Waste Management Plan. Marion County is the primary local agency responsible for implementing the solid waste management plan. The Oregon DEQ is responsible for enforcing state and federal law related to solid waste. A recent state law, ORS 340.60, adopted in December 1984, requires curbside pickup of recyclable materials must be available at least monthly in cities of 4,000 or more and within the urban growth boundaries as of July 1, 1986. The City of Stayton, in its role as franchiser, is working in cooperation with the Marion County Solid Waste Division to implement this recycling bill.

Park and Facility Needs

(Ord. 875, March 2005)

There were a number of deficiencies identified in the Stayton Park and Recreation Master Plan. Some of these include a shortage of community and neighborhood parks, the absence of a comprehensive open space and off-street trail system and youth facilities like a skate park. The following is a summary of park and facility needs outlined in the Park and Recreation Master Plan:

1. Based on a one-mile service area, two additional community parks are needed to serve the entire planning area. See City of Stayton Park and Recreation Master Plan.
2. Based on a half mile service area, three additional neighborhood parks are needed to serve the entire planning area. One of these, Santiam Park, has been acquired, but not yet developed.
3. Linear Parks are needed to provide trail corridors along several ditches in the Stayton area.
4. Open space areas are needed to preserve environmentally sensitive areas, creek corridors and especially the Santiam River.
5. Special use areas, such as a skate park, would add to the diversity of park and recreation facilities and also serve as targeted population group.

6. There is considerable interest in trail facilities. The need for trails can be met by adding paved and unpaved trails through newly acquired open space areas, and urban stream corridors.

Parks and Recreation

The City of Stayton has four developed park facilities: Northslope Park, Pioneer Park, Westtown Park, and the Community Center Park. Pioneer Park contains a tennis court, swings, slide, and picnicking facilities. Northslope and Westtown parks are one-acre parks containing swings, slides, and other playground equipment. The Community Center Park area is located on First Avenue and contains tennis courts, swimming pool, and play equipment as well as the community center and public library.

Through the cooperation of the Regional Park and Recreation Agency and Marion County, a 55-acre site immediately east of Pioneer Park is available to Stayton residents as a wilderness and natural trails area.

In addition to publicly owned parks, there is the Santiam Golf Club's 18-hole golf course located at Golf Club Road and Highway 22 which is open to the public. Additional neighborhood parks and recreation facilities are needed. Those present and future needs are in the process of being addresses by the Stayton Parks and Recreation Board.

The existing school sites provide play fields and playground equipment for the present population. However, funding for additional facilities is limited. The subdivision section of the development ordinance requires a 5 percent land set-aside, or a contribution in lieu of a land set-aside, for parks and open space purposes. Assistance from the state and federal governments may be needed for the development of some new parks.

Several opportunities exist in the Stayton area to improve parks and meet recreation needs. The Salem Ditch, which travels through the heart of the city, provides an opportunity to develop a scenic waterway and bicycle and jogging paths to link existing park areas with the central shopping area and the North Santiam River. The Santiam and Mill Creek flood plains are also areas where recreational uses could be developed. The restrictions on development in the floodplain prevent many other uses. The flood plains are well suited to open spaces, parks, bicycle and foot paths, and limited facilities. A bicycle/foot path system could ultimately be developed that would provide a complete loop system among Stayton's parks and schools as well as the existing link to Sublimity.

Library

The Stayton Public Library is supported by city funds, membership dues, book fines, and private donations. The library operates with a full time librarian, part time staff, and volunteer aides from a citizen group, "Friends of the Library." The new library on First Avenue was recently constructed through city and volunteer assistance. It opened in December, 1989.

The Stayton library is a member of the Chemeketa Cooperative Regional Library Service (CCRLS), which allows access to materials from all participating libraries and the state library. As the population increases, expanded library services will be needed.

Hospital

Santiam Memorial Hospital, located on Tenth Avenue, is a 40-bed short-stay facility. Three medical clinics are located nearby. Santiam Memorial Hospital is a community controlled, self-supporting facility that provides medical services to an area with approximately 15,000 people.

The hospital maintains a helicopter pad for emergencies and leases an ambulance to the fire district for emergency services.

The Western Oregon Health Systems Agency lists Santiam Memorial in a group of small community hospitals in Oregon that have an overall high priority for renovation. As Stayton grows, the hospital will need to expand on its present site.

Public Facility Policies

- PF-1 The City ~~of Stayton~~ shall be the ~~ultimate~~ provider of the following urban services within the Stayton urban growth boundary: 1) municipal water supply; 2) sanitary sewage collection and treatment; 3) storm sewers; 4) police protection; 5) parks and recreational facilities; and 6) library services.
- PF-2 The City ~~of Stayton~~ shall use its Master ~~Utilities~~ Plans and associated Capital Improvement Programs to direct the provision of public facilities within the urban growth boundary.
- PF-3 Utility Master Plans should be updated every five years.
- PF-~~34~~ The City ~~of Stayton~~ shall require adequate provision for utility easements through its development ordinance. This includes water, sewer, and storm drainage as well as energy and community utilities.
- PF-~~45~~ The Stayton Fire District shall be the provider of fire service in the ~~City of Stayton and~~ Stayton urban growth area.
- PF-~~56~~ In order to facilitate open and direct communication between schools and the City ~~of Stayton~~, the City Administrator shall appoint a member of his staff as a liaison officer to coordinate and communicate City plans with the schools. In addition, the schools shall be asked to appoint a liaison officer to coordinate with the City.
- PF-~~67~~ The City ~~of Stayton~~ shall maintain regular contact with the Marion County Solid Waste Division and Oregon DEQ to ensure that solid waste planning and implementation is coordinated. (Ord. 875, March 2005)
- PF-~~78~~ Standards and guidelines shall be adopted for the development and use of the recreational facilities in Stayton. The Regional Park and Recreation Agency standards shall be the minimum standards until city standards are developed. (Ord. 875, March 2005)
- PF-~~89~~ Areas along the waterways should be preserved for the passive enjoyment of the scenic and natural sites. The fish ladder near the City of Salem water works and on the power canal should have controlled public access. (Ord. 875, March 2005)
- PF-~~910~~ Addition to local recreation resources shall be required as a condition of approval of subdivision developments. Either land dedication or payment to a development fund shall be a requirement in the development ordinances. (Ord. 875, March 2005)
- PF-~~1011~~ Need to provide parks and facilities as outlined in the Stayton Parks and Recreation Master Plan. (Ord. 875, March 2005)

PF-~~11~~12 Provide a broader range of park types in the community including natural open space, active use parks. (Ord. 875, March 2005)

PF-~~12~~13 Provide a broader range of recreation facilities within the parks. (Ord. 875, March 2005)

PF-14 Implement a storm water management system that minimizes flooding on the natural bodies of water and man-made canals.

PF-15 Include water quality improvements within the storm water management system and development regulations.



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ATTN: PLAN AMENDMENT
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DEPT. OF LAND CONSERV. & DEV.
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540