

## Discussion Points Regarding Public Facilities Alternatives at the Aurora Airport 2/26/14 – Brandon Reich, Marion County Planning

### Water

Existing district formed for fire suppression and there are facilities in place for a fire suppression system. Wells may exceed levels of arsenic considered to be safe (by revised standards).

#### Solutions

- Install community system – treatment for arsenic can be expensive
- Hook up to city

#### Permitting

Administrative Review for new well on city owned property in the EFU zone and for pipes extending north from city to airport public zone. No land use permits necessary for installing pipes in the public zone; however, it is a conditional use to install public service buildings or structures, such as a water tower or pump station. Permit for work in the right-of-way required; no cost to use county right-of-way for water service pipes.

### Sewer

Existing parcels rely on holding tanks and septic systems. There is a shared septic system at the south end of the airport. There have been problems with septic systems in the past, largely because of a high water table in the area. It is unknown the extent of existing problems, such as septic failures or holding tanks leaking.

#### Solutions

- **Repair Existing Systems**
- **Install more shared systems**
  - Goal exception required\*
- **Community system**
  - Goal exception required\*
  - City facilities review\*\*
  - Hard to treat effluent
    - May be difficult to have ponds because near airport
    - Cannot discharge into Pudding River for much of the year because of affect on stream water temperature
- **Hook up to city**
  - Option 1: Justify city UGB expansion
    - Employment Opportunities Analysis as priority land
    - Population and employment needs based
    - City facilities review\*\*
  - Option 2: Extend sewer/water from city
    - Goal exception required\*
    - City facilities review\*\*

#### \* Goal exception required

- Either based on imminent health hazard provided by current law
- Or LCDC adopt new goal exception criteria or DLCD interpret existing exception to apply
- Cannot urbanize area (i.e., no residential development is permitted)
- Size limits may apply, 3,500 square feet for commercial uses and 35,00 square feet for industrial uses

#### \*\* City facilities review

- Additional facilities may be needed
- Possible additional cost of sewer service to existing users
- Some property owners at airport may not want to hook up because already invested in an existing system
- City may have to amend the facilities plan