



Eugene City Council

125 E. 8th Ave., 2nd Floor
Eugene, OR 97401-2793
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

July 13, 2020

7:30 p.m. CITY COUNCIL MEETING

Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, this meeting will be held remotely using virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

Meeting of July 13, 2020; Her Honor Mayor Lucy Vinis Presiding

Councilors

Emily Semple, President
Mike Clark
Chris Pryor
Betty Taylor

Jennifer Yeh, Vice President
Greg Evans
Claire Syrett
Alan Zelenka

7:30 p.m. CITY COUNCIL MEETING

1. PLEDGE OF ALLEGIANCE TO THE FLAG

2. COMMITTEE REPORTS AND ITEMS OF INTEREST

3. CONSENT CALENDAR I

A. Approval of City Council Minutes

May 20, 2020, Work Session
June 10, 2020, Work Session
June 15, 2020, Work Session
June 15, 2020, Public Hearing
June 22, 2020, Meeting

B. Approval of City Council Tentative Agenda

4. PUBLIC FORUM

5. CONSENT CALENDAR 2

A. Adoption of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-02-44; Tax Lot 1300; Located at 290 Wilkes Drive) (City File: Roderick, David and April; A 20-1)

- 6. ACTION: An Ordinance Concerning System Development Charge Methodology; Amending Section 7.715 of the Eugene Code, 1971; and A Resolution Adopting the Parks and Recreation SDC Project Plan; Repealing Resolution NO. 4863; And Providing An Effective Date; and A Resolution Adopting Amendments To The System Development Charge Methodologies (General Methodology And Appendices A, E and F) Originally Adopted By Resolution NO. 4900; Repealing Resolution NO. 4929; Repealing Resolution NO. 4977; Decreasing SDC Administrative Fees; Providing A Phased SDC Increase; And Providing An Effective Date**
- 7. ACTION: An Ordinance Concerning Shared Micromobility Devices, Amending Section 3.005 of the Eugene Code, 1971, Adding Sections 3.570, 3.572 and 3.574 to that Code; and Authorizing a Pilot Program**
- 8. ACTION: An Ordinance Concerning the Use of Micromobility Devices and Amending Sections 5.010 and 5.160 of the Eugene Code, 1971.**
- 9. ACTION: An Ordinance Reducing the Speed Limit to 20 Miles Per Hour on Local Streets in Residential Areas**
- 10. ACTION: An Ordinance Concerning State Traffic Laws; Amending Section 5.005 of the Eugene Code, 1971; and Providing an Immediate Effective Date**

Adjourn.

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

<p>For more information, contact the Council Coordinator at 541-682-5010, or visit us online at www.eugene-or.gov.</p>

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: July 13, 2020
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3A
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

SUGGESTED MOTION

Move to approve the minutes for the work sessions on May 20, June 10, and June 15; the public hearing on June 15; and the meeting on June 22.

ATTACHMENTS

- A. May 20, 2020, Work Session Minutes
- B. June 10, 2020, Work Session Minutes
- C. June 15, 2020, Work Session Minutes
- D. June 15, 2020, Public Hearing Minutes
- E. June 22, 2020, Meeting Minutes

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.gov

MINUTES

Eugene City Council Virtual Work Session Eugene, Oregon 97401

May 20, 2020
12:00 p.m.

Councilors Present: Emily Semple, Betty Taylor, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Claire Syrett and Chris Pryor

Mayor Vinis opened the May 20, 2020, work session of the Eugene City Council.

1. ACTION: Resolution Adopting a Supplemental Budget; Making Appropriations for the City of Eugene for the Fiscal Year Beginning July 1, 2019 and Ending June 30, 2020

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to adopt Resolution 5293 adopting a Supplemental Budget; making appropriations for the City of Eugene for the fiscal year beginning July 1, 2019 and ending June 30, 2020. PASSED 6:2, Councilors Taylor and Zelenka opposed.

Council Discussion:

- Councilor Syrett – stated that developing the riverfront will increase its value and attraction; said she views this change as a way to share the cost, and the infrastructure cost will be recouped with the sale of the parcel; stated the park will need activity to protect it until the neighborhood is built around it, and construction bid costs came in much lower than expected, so it is a good opportunity to use public funds to create economic activity and generate further economic activity down the road.
- Councilor Clark – explained these funds come predominately from the Urban Renewal District and can only be spent on projects in these areas; stated this project does provide several public benefits and he is in favor of it.

Mayor Vinis closed the meeting of the City Council and convened a meeting of the Urban Renewal Agency.

2. ACTION: Resolution Adopting a Supplemental Budget; Making Appropriations for the Urban Renewal Agency of the City of Eugene for the Fiscal Year Beginning July 1, 2019 and Ending June 30, 2020.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to adopt Resolution 1093 adopting a Supplemental Budget; making appropriations for the Urban Renewal Agency of the City of Eugene for the fiscal year beginning July 1, 2019 and ending June 30, 2020. PASSED 6:2, Councilors Taylor and Zelenka opposed.

Mayor adjourned the meeting of the Urban Renewal Agency and reconvened the meeting of the Eugene City Council.

3. WORK SESSION: Report Back on City Policy Regarding Short-Term Rentals

Building and Permit Services Director Lydia Kaye introduced the topic.

Council Discussion:

- Councilor Syrett – thanked staff for the report; expressed her desire to disband the ad hoc committee and stated she never intended for this committee to make recommendations to Council; it was to be a clearinghouse to understand how potential regulations Council might impose would affect owner/operators; stated STRs have value in the community, are not in competition with hotel industry, and have negligible impact on the long-term rental market; said registration/licensing makes sense and allows collection of data for a period of time.
- Councilor Yeh – said she believes it is an appropriate step to create a licensing program to obtain reliable data; agreed on disbanding the ad hoc committee at this time; expressed concern that staff may not have capacity to follow-up on complaints if a complaint system is incorporated.
- Councilor Taylor – favored going forward with a public hearing for the ordinance as it was presented months ago; stated there are zoning laws prohibiting businesses from operating in neighborhoods; stated that action should not be delayed.
- Councilor Zelenka – agreed the ad hoc committee has served its purpose and should be disbanded; stated he is comfortable with licensing to obtain data; asked if data collected will be used in determining TRT compliance; asked how those who don't register will be handled; stated an accountability mechanism needs to be instituted.
- Councilor Evans – agreed the ad hoc committee should be disbanded; asked when data collection can begin, what it would cost to bring on an additional employee, and if a reasonable fee can be set to cover the cost of that employee.
- Councilor Clark – stated it is time to disband the ad hoc committee; said he doesn't believe Council ever asked for input; rather, Council asked for staff to measure among rental owners the negative impacts of a proposed ordinance; asked what actual problem Council is trying to solve; stated he does not believe this is a problem that requires this level of attention; asked what specific problem would be addressed in a potential ordinance that is not already covered with nuisance code ordinances; stated he is not in favor of spending any more time on this topic.
- Councilor Pryor – stated he is in favor of putting in place a registration or licensing system to collect information and advised to take it slowly; stated this is a nuisance enforcement question, and if nuisance enforcement is made more robust, it will be able to include short-term rental complaints; stated he is comfortable with disbanding the ad-hoc committee.
- Councilor Syrett – stated she supports staff implementing a registration process and gathering more information, but needs to wait on any further regulation to see how the pandemic further affects this sector of the economy; stated there are many small businesses that operate out of homes in this community, all without negative impacts; stated she is unclear exactly what problem Council is trying to solve, and it feels like Council is spending an inordinate amount of time on this topic; stated she supports registration for the purpose of collecting more data about the actual short-term rental landscape, but any further action should be deferred until there is a larger picture of the impacts of this pandemic.
- Councilor Zelenka – stated the problem is location-specific and he has received a large number of complaints in the past few years regarding short-term rentals in the University area; the problems are noise, more than five people occupying a house, and livability concerns; stated that regulation for data collection is insufficient and the data in the next year will not be useful; stated there needs to be an accountability mechanism with a fee and staff associated with it; stated the Council is are punting on dealing with complaints and the existing system doesn't work.

MOTION: Councilor Zelenka , seconded by Councilor Semple, moved to direct the City Manager to prepare an ordinance and schedule a June public hearing and July action requiring short term rentals to obtain a license from the City with the only license requirement being the provision of information related to the STR (such as whether or not the STR is owner-occupied and a local contact number) and the quarterly provision of information regarding rental dates, the number of nights stayed by each rental party, and the number of occupants per stay; and including an accountability mechanism and fee.

- Councilor Taylor - stated this is not just a nuisance problem and Council must act now to prevent homes from being bought up and turned into STRs, driving up home prices and preventing moderate-income residents from being able to rent; stated the City should be limiting the number of STRs to maintain neighborhood livability, the owner-occupy provision would take care of a lot of the problem, and nuisance enforcement has always been needed.

MOTION to SUBSTITUTE: Councilor Taylor moved to direct the City Manager to schedule a June public hearing and July action on the draft ordinance that was presented to Council on December 11, 2019. There was no second.

- Councilor Clark – stated there is a difference between registering and licensing that requires a fee; stated nuisance enforcement is the issue and not just with STRs; said he understands there may be more of an issue with STRs around the University area and suggested the fix is to do a better job enforcing the nuisance code especially around the University; stated it does not seem right to pay for an entirely new position by licensing STRs which are already down, rather than just ask for information.
- Councilor Semple – stated she doesn't think licensing is needed but could support charging a registration fee; stated the data collected now and in the near future will be reflective of the pandemic, owner occupancy should not be threatened, there should be no restriction on number of days rented, and registration should be with the online platforms; asked how much would be charged for a fee and how long before a check-in occurs.
- Councilor Evans – asked the City Attorney if a new ordinance must be developed or could existing ordinances be amended, such as the social host ordinance and a parking ordinance, to address the issues that have been outlined; stated there is already a chronic housing condition in Eugene that Council has been struggling to solve, and advised acting carefully.
- Councilor Syrett – stated she felt the original draft ordinance was over-regulatory and her preference would be a registration system first, then consider a licensing system with a fee; stated she could support the motion with a small fee and the idea of a moratorium on issuing new licenses for a certain amount of time, such as 18 months; stated she would like to see potential amendments to current ordinances that might fix these problems.

MOTION to AMEND: Councilor Syrett, seconded by Councilor Semple, moved to amend the motion to direct the City Manager to bring back recommendations for amendments to current City code that could address the issues raised by short-term rentals including occupancy numbers and parking, and to include a moratorium on the issuing of new licenses for a period of 18 months from the implementation of the proposed license ordinance.

- Councilor Zelenka – stated he feels a moratorium is unnecessary since there essentially is a moratorium due to the pandemic and doesn't think good data will be obtained during this time;

stated he likes the idea of amending other ordinances but feels the real issue is nuisance enforcement; stated any fee charged should be minimal.

- Councilor Clark – stated the actual issue Council needs to fix is nuisance enforcement; stated he feels the fee will grow over time and there will be mission creep just like what has happened with the Rental Housing Code; stated the people renting the home and behaving badly should be addressed, not the people who own the home.
- Councilor Semple – expressed concern that a moratorium would interfere with the trials and games; stated she is not against a \$20 registration fee and feels the data collection will at least be in real-time; suggested spending time after break working on the moratorium and amending ordinances.
- Councilor Syrett – withdrew her motion to amend.
- Councilor Taylor – stated she likes the idea of a moratorium and has always felt more nuisance enforcement is needed.

RESTATED MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Semple, moved to direct the City Manager to prepare an ordinance and schedule a June public hearing and July action requiring short term rentals to obtain a license from the City with the only license requirement being the provision of information related to the STR (such as whether or not the STR is owner-occupied and a local contact number) and the quarterly provision of information regarding rental dates, the number of nights stayed by each rental party, and the number of occupants per stay, and the ordinance including an enforceability mechanism and a fee to support the program. **PASSED 7:1**, Councilor Clark opposed.

MOTION: Councilor Syrett, seconded by Councilor Zelenka, moved to direct the City Manager to bring back recommendations for amendments to current City code that would address issues raised by short-term rental market including occupancy numbers and parking as well as recommendations for how we can make our nuisance code enforcement more robust for all aspects of enforcement of those codes at a future work session.

- Councilor Clark asked to add as a friendly amendment: 1) with special consideration to the University area and some of the specific problems experienced there; and 2) in addition to the nuisance code, review of the social host ordinance and how we could incorporate parts of it into a revision of the nuisance code as well.
- Councilors Syrett and Zelenka accepted the friendly amendment.

VOTE: PASSED 8:0.

The meeting adjourned at 1:33 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Jessica Gebb)

Link to the webcast of this City Council meeting [here](#).

MINUTES

Eugene City Council Virtual Work Session Eugene, Oregon 97401

June 10, 2020
12:00 p.m.

Councilors Present: Emily Semple, Betty Taylor, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Claire Syrett and Chris Pryor

Mayor Vinis opened the June 10, 2020, work session of the Eugene City Council.

1. WORK SESSION: STAR Voting

Brooke Freed gave a presentation outlining the STAR (Score Then Automatic Runoff) voting system for local single-seat elections, including the potential to eliminate the primary election for city elective offices.

Council Discussion:

- Councilor Taylor – stated people want the right to vote on this topic and Council should give them the opportunity.
- Councilor Clark – expressed concerns regarding costs and how the new system would affect voter participation; stated the Independent Party of Oregon used a similar system recently and experienced a large decrease in voter participation; said if the cost is high, a change is not affordable at this time.
- Councilor Zelenka – stated any problems with an initiative petition process should be taken up with Lane County or the State, not the City; stated he does not think our current process is broken, and asked what problem this proposal attempts to fix; expressed concern that STAR voting is complicated, could have unintended consequences, and could be expensive; stated Council has higher priorities at this time.
- Councilor Yeh – stated if Council decides to send it to the voters, whether intentional or not, Council is supporting it; expressed concern over the cost; supported no action at this time.
- Councilor Syrett – agreed with Council Yeh’s comments and stated there are challenges in terms of practical application; noted the Democratic Party used the STAR voting system recently and voters experienced confusion using the system; said if Council does refer this to voters, it must include realistic estimates of the cost to implement the system.
- Councilor Pryor – stated he has similar concerns as Councilor Zelenka and wondered what is broken in the current system that needs to be fixed, particularly if it will cost a significant amount; stated STAR voting is not impervious to manipulation.
- Councilor Clark – said he feels the STAR voting system will result in the most negative campaigning ever heard of, as the only effective means of campaigning will be to get voters to score one’s opponents lower.
- Councilor Taylor – stated what is broken about the current system is that campaigning takes almost a full year and that is too much; stated the current system is not infallible; said Eugene voters are exceptionally well-educated and able to understand a system like STAR voting, so let the voters decide.
- Councilor Zelenka – stated for Council to put this on the ballot, it needs to determine the current process is flawed and he doesn’t believe that; said implementing this system is not the City’s purview, it is Lane County’s; it is not a neutral position for Council to put this on the ballot; reiterated he is in favor of no action at this time.

- Councilor Syrett – asked if Council would have the option to eliminate the primary and just have a single round of voting for Mayor and City Council seats; stated if campaigning season is too long other means can be employed besides adopting an entirely new voting system; agreed that having an executive session on the lawsuit as the City Attorney suggested would be helpful.
- Councilor Evans – stated the voters need to decide and the real work should come into play after the measure passes.
- Councilor Semple – expressed interest in not having a run-off scenario but is concerned about the costs if they are real; voiced concern about split votes and said STAR voting is fairer; stated she doesn't have a problem referring it to voters.
- Mayor Vinis – asked about the implications for Lane County if the STAR voting measure passes; asked if proponents are also petitioning Lane County; stated if the City and Lane County are doing this together it feels to her that is a more straightforward process and could possibly reduce the cost for both; stated if Lane County gets onboard then the City can work with the County on this option.
- Councilor Evans – asked if it would be a one-time cost for the City, or if costs would be ongoing; stated this system would provide a more representative way of reflecting the will of the voters, gives more choice and allows voters to support the candidates they would like to see in elected office.
- Councilor Zelenka – asked if the City will bear ongoing costs if the City and Lane County have different systems.
- Councilor Taylor – stated Council is not here today to decide whether there should be STAR voting and if Council is for or against it; supported letting the voters decide and then finding a way to abide by what the public says.

MOTION: Councilor Semple, seconded by Councilor Taylor, moved to direct the City Manager to return on July 13, 2020, with a resolution calling a City election on November 3, 2020, for the purpose of referring to the legal electors of Eugene a Charter amendment that elects the mayor and councilors using the Score Then Automatic Runoff (STAR) voting method.

Councilor Syrett – offered a friendly amendment to include the addition of cost estimates for implementation, including one-time costs, ongoing costs, and cost savings.

RESTATED MOTION AND VOTE (*with friendly amendment*): Councilor Semple, seconded by Councilor Taylor, moved to direct the City Manager to return on July 13, 2020, with a resolution calling a City election on November 3, 2020, for the purpose of referring to the legal electors of Eugene a Charter amendment that elects the mayor and councilors using the Score Then Automatic Runoff (STAR) voting method, and to include the addition of cost estimates for implementation: one-time costs, ongoing costs, as well as cost savings.

PASSED 6:2, Councilors Yeh and Zelenka opposed.

2. **WORK SESSION: Library Local Option Levy**

Library Services Director Will O'Hearn gave a presentation to outline options for the renewal of the library local option levy.

Council Discussion:

- Councilor Syrett – asked why the option to expand to the 4th floor was not included in Option 2.
- Councilor Clark – stated the library levy was originally established as a means to provide extra library services and since then, a Parks and Recreation levy and a payroll tax, which is essentially a police levy, have been put forward; stated core service levels are being funded by levies instead of the concerted effort of 8-9 years ago to keep everything on-budget, balanced and within means;

stated with difficult economic times ahead it is uncertain whether extra services can be afforded and Council should be having this discussion in context with other service provisions needed in the total budget.

- Mayor Vinis – recognized how fundamental the library and the services it provides are to helping individuals, families and the community sustain and recover in this time; stated these are essential services, not extras, and it is unfortunate they fall outside of general fund resources.
- Councilor Semple – stated she was opposed to the levy four years ago because library services are essential and should be funded by the general fund; stated she is concerned about finances and the recovery that is coming; suggested forgoing a levy for a year.
- Councilor Pryor – stated council needs to address that it cannot link the money it has to spend with priorities it has set; Council is reluctant as a body to set priorities, so consequently everything is a priority even though it can't afford it; stated good business is linking money spent to the priorities established and Council has a hard time doing that; suggested Council schedule a planning session to determine priorities.
- Councilor Clark – stated his agreement with Councilor Pryor; stated he believes library services are critical, however, the levy was brought forward to fund extra services that might not be affordable compared with with other priorities the City has.
- Councilor Syrett – stated it is frustrating not to be able to fund what feel like basic services from the general fund; stated she would like to see branch library hours funded as the branches are not extra but part of the main system; stated Option 1 makes the most sense and a process session is not needed before considering that question.
- Councilor Yeh – stated her preference would be to go with Option 1, and with economic uncertainties ahead does not feel that anything more is appropriate; stated she also sees the branch libraries as part of the library system and not separate.
- Councilor Zelenka – stated he was leaning toward Option 2 but could also support Option 1.
- Councilor Taylor – stated she was in favor of Option 1 and that for a time in the past the Library was fully funded by the general fund; stated she would like to see branch libraries in more parts of the City; asked when the Library would re-open.
- Councilor Clark – stated Council needs to have a more robust conversation before agreeing to put something on the November ballot.
- Mayor Vinis – stated there is a team in the City looking at economic recovery overall and library services are presumably part of that; suggested it might help Council to have a sense of that recovery framework and how library services fits into it.

The meeting adjourned at 1:39 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Jessica Gebb)

Link to the webcast of this City Council meeting [here](#).

MINUTES

Eugene City Council Virtual Work Session Eugene, Oregon 97401

June 15, 2020
5:30 p.m.

Councilors Present: Betty Taylor, Emily Semple, Alan Zelenka, Jennifer Yeh, Mike Clark, Claire Syrett, Chris Pryor, Greg Evans

Mayor Vinis opened the June 15, 2020, work session of the Eugene City Council.

1. **WORK SESSION: Discussion of City Manager Appointment Process, Including Appointment of Sarah Medary to the Position**

City Attorney Kathryn Brotherton outlined the appointment process for the City Manager position.

Council Discussion:

- Councilor Clark –expressed support for City Manager Pro Tem Sarah Medary.
- Councilor Zelenka - expressed support for City Manager Pro Tem Sarah Medary.
- Councilor Pryor – spoke of past hiring processes for executive positions and the attributes of the position; expressed support for City Manager Pro Tem Sarah Medary.
- Councilor Syrett – spoke about the implications of a national recruitment and budget process; expressed support for City Manager Pro Tem Sarah Medary.
- Councilor Yeh – expressed support for City Manager Pro Tem Sarah Medary.
- Councilor Semple - expressed support for City Manager Pro Tem Sarah Medary.
- Councilor Taylor - expressed support for City Manager Pro Tem Sarah Medary, noting the support she has from other cities.
- Councilor Evans - expressed support for City Manager Pro Tem Sarah Medary.
- Mayor Vinis - expressed support for City Manager Pro Tem Sarah Medary.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, move to appoint Sarah Medary as the City Manager and to authorize a Council subcommittee to negotiate and execute an employment agreement with Sarah that includes a compensation package that considers the market data in Attachment A. **PASSED: 8:0**

Council Discussion:

- Councilor Zelenka –supported a three-person subcommittee process and volunteered to be on the committee.
- Councilor Clark – talked about the selection of the committee members and suggested that councilors on past hiring processes should be on the committee.
- Councilor Syrett – expressed support for selecting Councilors Semple, Pryor and Zelenka to be on the committee; raised the prospect of adding a bonus to the negotiated agreement.
- Councilor Pryor – discussed past hiring and negotiation processes.
- Councilor Zelenka – asked for clarification of Council committee and subcommittee.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, move to establish as the Council Subcommittee, the Councilor Officers and Councilor Zelenka to prepare a contract for Sarah Medary of the City Manager. **PASSED: 8:0**

The meeting adjourned at 6:04 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Carolyn Dimick-Kronberger)

Link to the webcast of this City Council meeting [here](#).

MINUTES
Eugene City Council
Virtual Meeting
Eugene, Oregon 97401

June 15, 2020
7:30 p.m.

Councilors Present: Betty Taylor, Emily Semple, Jennifer Yeh, Greg Evans, Alan Zelenka, Chris Pryor, Mike Clark, Claire Syrett

Mayor Vinis opened the June 15, 2020, meeting of the Eugene City Council.

1. PUBLIC HEARING: An Ordinance Concerning Shared Micromobility Devices, Amending Section 3.005 of the Eugene Code, 1971; Adding Sections 3.570, 3.572 AND 3.574 to That Code; and Authorizing a Pilot Program.

Mayor Vinis opened the Public Hearing.

1. Tiffany Edwards – expressed the Chamber’s strong support for the pilot program.
2. Andrew Martin – spoke in favor of shared devices and the proposed pilot program.
3. Claire Roth – spoke on behalf of BEST in support of the pilot program, noting its benefits.
4. Steve Piercy – asked council to consider opening parts of E. Alton Baker Park to e-scooters.

Mayor Vinis closed the Public Hearing.

2. PUBLIC HEARING: An Ordinance Concerning the Use of Micromobility Devices and Amending Sections 5.010 and 5.160 of the Eugene Code, 1971.

Mayor Vinis opened the Public Hearing.

1. Tiffany Edwards – supported the proposal to allow micromobility devices on shared use paths.
2. Andrew Martin – supported the proposal to allow micromobility devices on shared use paths.
3. Claire Roth – asked council to consider opening parts of E. Alton Baker Park to e-scooters.

Mayor Vinis closed the Public Hearing.

Council Discussion

- Councilor Zelenka – asked about the ordinance’s application in East Alton Baker Park.
- Councilor Syrett – asked questions about the process for amending the Alton Baker Park plan.

3. PUBLIC HEARING: An Ordinance Reducing the Speed Limit to 20 Miles Per Hour on Local Streets in Residential Areas.

Mayor Vinis opened the Public Hearing.

1. Duncan Rhodes – supported the proposed ordinance as a needed safety measure.
2. Andrew Martin – supported the proposed ordinance, noting it supports Vision Zero goals.
3. Claire Roth – expressed BEST’s support for the ordinance, noting its positive impacts on safety.

4. Steve Piercy – expressed FAN’s support for the ordinance and appreciated lobbying efforts.
5. Dwight Elder – opposed the proposed resolution as a low priority; said more data is needed.

Mayor Vinis closed the Public Hearing.

4. PUBLIC HEARING: An Ordinance Concerning State Traffic Laws; Amending Section 5.005 of the Eugene Code, 1971; and Providing an Immediate Effective Date

Mayor Vinis opened the public hearing.

1. Michael Gannon – spoke about pedestrian rights and police brutality.

Mayor Vinis closed the public hearing.

Council Discussion

- Councilor Syrett – spoke about pedestrian safety and the need for outreach and education by the Traffic Enforcement Team.
- Councilor Taylor – said pedestrian safety needs to become more of a priority.

5. PUBLIC HEARING: An Ordinance Concerning Short-Term Rental Business Licenses; Amending Section 3.005 of the Eugene Code, 1971; and Adding Section 3.350 to that Code

Mayor Vinis opened the public hearing.

1. Tiffany Edwards – said LGAC supports a simple registry for short-term rentals, not a license.
2. Stephanie McLaughlin – shared positive experiences with STRs; said licensing too onerous.
3. Patricia Moore – supported implementing a registration system for STRs.
4. Kathryn Dunn – shared her experiences as an STR host and neighborhood livability advocate.
5. Chris Widdop – said there is no data to support the proposal to require STR licensing.
6. Mike Grudzien – share his experience as an STR owner; opposed licensing requirement.
7. JoJo Jensen – shared the impacts of living next to problem STR; said more needs to be done.
8. Valerie Harris – opposed the proposed licensing requirement; spoke about equity in rentals.
9. Paul Schwartzberg – shared the importance of supplemental income from STRs.
10. Tim Kovash – asked council remove the licensing and registration requirement for STRs.
11. Brenda K – supported some mechanism to collect data on STRs and owner-occupancy.
12. Nancy Meyer – shared her view that non-owner-occupied STRs degrade neighborhoods.
13. Cheryl Crumbley – supported licensing and registration requirements as protective measures.
14. Pamela Miller – spoke about the negative impacts of STRs on local housing stock.
15. Emily Fox – supported the proposed requirements, noting the depletion of housing stock.
16. Kim Hyland – opposed the proposed licensing requirement; not opposed to registration.
17. Hannah Roloson – spoke about her STR as an investment providing needed income.
18. Linda Sisson – said the proposed license revocation provision was unfair and heavy-handed.
19. Bruce Sisson – said STR owners support registration, not licensing; encouraged more data.
20. Shayla Duke – said requirements violated economic freedom; supported simple registration.
21. Kristina Lang – opposed imposing new regulations at this time; supported more data.
22. Julia O'Reilly – said the new regulations don't support City goals or values.
23. Joseph Huynh – said the ordinance does not reflect the ad hoc committee recommendations.
24. Bruce Searle – said there is no evidence that STRs are a problem needing regulation.
25. Susan Wille – shared a personal story about being a part-time STR owner.
26. Steve Piercy – Said his STR was an investment; ordinance endangers his financial security.
27. Bill Aspegren – said there is widespread support for requiring owner-occupancy for STRs.

Mayor Vinis closed the public hearing.

Council Discussion

- Councilor Clark – said singling out one business type for regulation is unfair; noted the City already has nuisance regulations; said he felt the whole process was poorly handled.
- Councilor Taylor – said the proposed ordinance is not strong enough, more regulation needed; suggested regulations should differentiate between room and entire home rentals; said it is important to prevent problems before they happen.
- Councilor Syrett – noted that the proposed licensing requirement would apply to every type of STR; suggested scheduling action during another work session.
- Councilor Zelenka – said the proposed regulations are not onerous, noting laws in other cities are stricter; requested a summarization of email testimony.

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Beth Forrest)

Webcast of meeting available [here](#).

MINUTES

Eugene City Council and Eugene Urban Renewal Agency Virtual Meeting Eugene, Oregon 97401

June 22, 2020
7:30 p.m.

Councilors Present: Emily Semple, Betty Taylor, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Claire Syrett, Chris Pryor

Mayor Vinis opened the June 22, 2020, meeting of the Eugene City Council in a virtual format.

1. COMMITTEE REPORTS AND ITEMS OF INTEREST

Council Discussion

- Mayor Vinis – shared information about budget adoption deadlines and the upcoming work session on public safety funding.
- Councilor Zelenka – expressed the council’s support for meaningful public safety reforms and the need for an inclusive and thorough process.
- Councilor Semple – shared that the Human Rights Commission passed a resolution in support of Black Lives Matter.
- Councilor Syrett – announced that six councilors and the Mayor released a statement in support of Black Lives Matter, recognizing systemic racism and committing to meaningful change in all areas of government.

2. PUBLIC FORUM

1. Alessandra Casanova – spoke in favor of reallocation of police funding, more support for Cahoots.
2. Gracie Schatz – spoke in favor of reallocation of police funding, more support for Cahoots.
3. Brittiny Raine – spoke about police brutality, excessive force, and needed changes to EPD procedures.
4. Zondie Zinke – said the council has a racism problem and reform won’t work.
5. Linda Sisson – spoke about the myth of widespread short-term rental problems; said owners care.
6. Janus Schlaf – supported defunding the police, noting problems with current oversight system.
7. Joshua Korn – spoke about the environmental impacts of 5G technology.
8. Kory Northrup – supported reallocation of police budget and payroll tax distributions.
9. Mary McLevey – supported reallocation of police funding, use of technology for oversight.
10. Bruce Sisson – said short-term rentals provide needed income for property owners.
11. Tim Kovash – stated there is no data supporting the claim that STRs are a problem.
12. Daisy W. – asked council to support BLM through actions, not only words; implement 8 Can’t Wait.
13. Paul Schwartzberg – said there is no data on STR problems or their impact on housing stock.
14. Rianna – demanded reallocation of budget away from police and towards social services.
15. Jay Moore – spoke as an advocate for and patron of STRs; opposed overregulation.
16. Sam Shaw – offered to help the City implement STAR Voting if it passes in November.
17. Sam Allen – supported the reallocation of the Police Department’s budget.
18. Kathryn Dunn – asked council not to single out STRs for licensing not required of other businesses.
19. Lonnie Douglas – supported reallocation of police funding; announced a new payroll tax initiative.
20. Brett London – spoke as a consumer of STRs, noting they are important resource.
21. Hallie – said taxpayer money is better used for social services rather than police services.

22. Valerie Harris – asked council not to single out STRs for new regulations.
23. Martin – said he represented Black unity; demanded reallocation of the police budget to Cahoots.
24. Tyler Stewart – spoke about racism, economic injustice and the need for reform.
25. Thomas Hiura – supported additional funding for Cahoots, lower budget for police, shared goals.
26. Kali – supported defunding and abolishing the police.
27. Bruce Searl – said the proposed registration fee and licensing for STRs is unfair and unreasonable.
28. Sara Wolk – spoke about the recent failed STAR Voting initiative and cost analysis.
29. Isabel – asked for end to criminalization of homelessness; supported defunding police.
30. William Smith – spoke about the dangers of 5G technology to community health and safety.

Council Discussion

- Councilor Evans – thanked everyone for their testimony; reiterated council’s commitment to meaningful reform.
- Councilor Yeh – supported the creation of a task force to discuss police reforms.

3. PUBLIC HEARING and ACTION: A Resolution Adopting a Supplemental Budget; Making Appropriations for the City of Eugene for the Fiscal Year Beginning July 1, 2019 and Ending June 30, 2020

Mayor Vinis opened the public hearing.

1. John Barofsky – spoke about the impacts of Covid-19 on the City’s budget, TAC implementation.

Mayor Vinis closed the public hearing.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to adopt a resolution adopting a Supplemental Budget; making appropriations for the City of Eugene for the fiscal year beginning July 1, 2019 and ending June 30, 2020. **PASSED 8:0.**

4. PUBLIC HEARING and ACTION: A Resolution Adopting the Budget, Making Appropriations, Determining, Levying and Categorizing the Annual Ad Valorem Property Tax Levy for the City of Eugene for the Fiscal Year Beginning July 1, 2020 and Ending June 30, 2021; a Resolution Electing to Receive State Revenue Sharing Funds Pursuant to Section 221.770 of Oregon Revised Statutes; and a Resolution Certifying that the City of Eugene Provides the Municipal Services Required by Oregon Revised Statutes Section 221.760 in Order to Receive State Shared Revenues

Mayor Vinis opened the public hearing.

1. Mike Magee – stated that budgets are a moral contract; supported defunding police.
2. Zack Harris – supported the demands of Black, Indigenous and People of Color Liberation Collective.
3. Lola – voiced outrage at proposed budget.
4. Theresa Smith – supported the demands of BIPOC Liberation Collective.
5. Travis Johannes – supported the demands of BIPOC Liberation Collective.
6. Genevieve Schaack – supported the demands of BIPOC Liberation Collective.
7. Pamela Fouse – supported the demands of BIPOC Liberation Collective.
8. Patrick Walker – supported the demands of BIPOC Liberation Collective.
9. Heather Terral – supported the demands of BIPOC Liberation Collective.
10. Andie Darnal – supported the demands of BIPOC Liberation Collective.
11. Eloise Mueller – supported the demands of BIPOC Liberation Collective.
12. Zondie Zinke – supported the demands of BIPOC Liberation Collective.
13. Rachel – spoke about class issues and the criminalization of poverty.

14. Joe Jolley – supported the demands of BIPOC Liberation Collective.
15. John Barofsky – supported the proposed budget and the City’s strategy to address the PERS liability.
16. Leilagh – supported a delay in adopting the budget and reallocation of funding.
17. Peter Johnson – supported the demands of BIPOC Liberation Collective.
18. Alex Farrington – supported the demands of BIPOC Liberation Collective.
19. Krysta Delfino – supported the demands of BIPOC Liberation Collective.
20. Matthew – supported the demands of BIPOC Liberation Collective.
21. Tessa Yoder – supported the demands of BIPOC Liberation Collective.
22. Matthew Yook – supported the demands of BIPOC Liberation Collective.
23. Ricardo Friaz – said the budget process is broken and needs to be fixed.
24. Tyler Hendry – shared his experience being arrested; supported the creation of a peace force.
25. Nicholas Tippins – supported the demands of BIPOC Liberation Collective.
26. Isaac Taitz – talked about intervention strategies and reallocation of police funds.
27. Sarah Astra – supported the demands of BIPOC Liberation Collective.
28. Sarah Quinn - supported the demands of BIPOC Liberation Collective.
29. Heidi Osaki – supported the demands of BIPOC Liberation Collective.
30. Jen Smith – supported the demands of BIPOC Liberation Collective.
31. Veena – supported the demands of BIPOC Liberation Collective.
32. Hallie – supported building more shelters, addressing the rent crisis and creating jobs.
33. Aaron Nelson – asked the council to follow Minneapolis’ lead and disband the police force.
34. Daisy Burge – offered ideas about where police funds could be reallocated.

Mayor Vinis closed the public hearing.

Council Discussion

- Councilor Syrett – said changes to the budget must be made responsibly and deliberately.
- Council Clark – said the City Council represents all people and perspectives.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to adopt Resolution 5300 electing to receive State Revenue Sharing funds pursuant to Section 221.770 of Oregon Revised Statutes. **PASSED 8:0**

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to adopt Resolution 5301 certifying that the City of Eugene provides the municipal services required by Oregon Revised Statutes Section 221.760. **PASSED 8:0**

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to adopt Resolution 5302 adopting the budget, making appropriations, and determining, levying and categorizing the annual ad valorem property tax levy for the City of Eugene for the fiscal year beginning July 1, 2020 and ending June 30, 2021. **PASSED 8:0**

Mayor Vinis closed the meeting of the Eugene City Council and opened a meeting of the Eugene Urban Renewal Agency.

5. PUBLIC HEARING and ACTION: A Resolution of the Urban Renewal Agency of the City of Eugene Adopting the Budget, Making Appropriations, and Declaring the Amount of Tax to be Certified for the Fiscal Year Beginning July 1, 2020 and Ending June 20, 2021

Mayor Vinis opened the public hearing.

1. Zondie Zinke – opposed the budget process that supports a racist and inequitable system.

Mayor Vinis closed the public hearing.

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to adopt Resolution 1094 of the Urban Renewal Agency of the City of Eugene adopting the budget, making appropriations and declaring the amount of tax to be certified for the fiscal year beginning July 1, 2020 and ending June 30, 2021. **PASSED 8:0**

The meeting adjourned at 11:10 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

Link to the webcast of this City Council meeting [here](#).

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: July 13, 2020
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 3B
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is a routine item to approve the City Council Tentative Working Agenda.

BACKGROUND

On July 31, 2000, the City Council held a process session and discussed the Operating Agreements. Section 2 notes, in part, that "The City Manager shall recommend monthly to the council which items should be placed on the council agenda. This recommendation shall be placed on the consent calendar at the regular City Council meetings (regular meetings are those meetings held on the second and fourth Monday of each month in the Council Chamber). If the recommendation contained in the consent calendar is approved, the items shall be brought before the council on a future agenda. If there are concerns about an item, the item may be pulled from the consent calendar at the request of any councilor or the Mayor. A vote shall occur to determine if the item should be included as future council business." Scheduling of this item is in accordance with the Council Operating Agreements.

RELATED CITY POLICIES

There are no policy issues related to this item.

COUNCIL OPTIONS

The council may choose to approve, amend or not approve the tentative agenda.

CITY MANAGER'S RECOMMENDATION

The City Manager has no recommendation on this item.

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

A. Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Beth Forrest

Telephone: 541-682-5882

Staff E-Mail: bforrest@eugene-or.gov














City Council Tentative Agenda

Updated July 10, 2020

**** SPECIAL NOTICE ****

Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, all City Council meetings will be held remotely, using virtual meeting technology. Information about how to access these meetings will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>.

July 2020					
Date	Day	Time	Title	Length	Dept. Contact
13-Jul	Monday	5:30 pm	 Library Levy (Work Session)	60 mins	Will O'Hearn, LRCS
			 Short-Term Rentals (Work Session)	30 mins	Lydia Kaye, PDD
13-Jul	Monday	7:30 pm	 Pledge of Allegiance to the Flag		Rodney Bohner, PDD
			 Committee Reports and Items of Interest		
			 Public Forum		
			 Resolution Annexing Land at 290 Wilkes Drive (Consent Calendar 2)		
			 Parks and Rec SDC Methodology Ordinance <i>and</i> Res. Adopting Parks and Rec SDC Project Plan <i>and</i> Res. Amending SDC Methodology (Action)		
			 Ordinance Concerning Shared Micromobility Device (E-Scooters Pilot Program) (Action)		
			 Ordinance Concerning Use of Micromobility Devices (Action)		
			 Ordinance Lowering Speeds on Residential Streets (Action)		
			 Ord. Concerning State Traffic Laws (Action)		Kathryn Brotherton, CAO

Expected absences for 7/13: none



Work Session



Action



Public Hearing



Public Forum



Consent Calendar


















Committee Reports/Items of Interest



Ceremonial Matters





Pledge of Allegiance













15-Jul	Wednesday	12 pm	 1059 Willamette Street (Work Session)	30 mins	Amanda D'Souza, PDD
			 CAP 2.0 Update (Work Session)	30 mins	Chelsea Clinton, CS
			 Financial Update (Work Session)	30 mins	Twylla Miller, CS
Expected absences for 7/15: none					
20-Jul	Monday	5:30 pm (schedule as needed)	 Public Safety Funding Review (Work Session)	90 mins	
		7:30 pm	 Parks Blocks and Farmers Market Projects (Public Hearing)		Will Dowdy, PDD
Expected absences for 7/20: none					
22-Jul	Wednesday	12 pm	 Middle Housing (HB 2001) Update (Work Session)	45 mins	Terri Harding, PDD
			 Executive Session- pursuant to ORS 192.660(2)(e) (Work Session)	45 mins	Ethan Nelson, CS
Expected absences for 7/22: none					
27-Jul	Monday	5:30 p.m.	 Allocation of CDBG-CV Funds and Affordable Housing Trust Funds (Work Session)	60 mins	Stephanie Jennings, Michael Kinnison, PDD
			 Library Levy (Work Session)	30 mins	Will O'Hearn, LRCS
		7:30 pm	 Committee Reports and Items of Interest and Covid-19 Update (tentative)  Initiation of Land Use Regulation Extending the Expiration Dates for Certain Land Use Approvals (Economic Recovery) (Consent Calendar 1)  Public Forum  Parks Blocks and Farmers Market Projects (Action)  Resolution Referring STAR Voting to November 3, 2020, Election (Action)		Jeff Gepper, PDD Will Dowdy, PDD Brooke Freed, CS
Expected absences for 7/27: none					
28-Jul	Tuesday	5:30 pm	 Joint Meeting with Lane County Board of Commissioners on TAC Implementation (tentative) (Work Session)	2 hrs	Sarai Johnson
Expected absences for 7/28: none					









NOTE: Joint Meeting Added










NOTE: Joint Meeting Added












29-Jul	Wednesday	12 pm	 CAP 2.0 Update (Work Session and Poss. Action)	45 mins	Chelsea Clinton, CS
			 City Manager Employment Agreement (Work Session)	45 mins	Kathryn Brotherton, CAO
<i>Expected absences for 7/29: none</i>					






Council Break: July 30 – September 9












September 2020						
Date	Day	Time	Title		Length	Dept. Contact
9-Sep	Wednesday	12 pm		TBD (Work Session)	45 mins	
				TBD (Work Session)	45 mins	
Expected absences for 9-9: none						
14-Sep	Monday	5:30 pm		Riverfront Urban Renewal Follow-Up (Work Session)	45 mins	Amanda Nobel, PDD
				TBD (Work Session)	45 mins	
		7:30 pm		Committee Reports and Items of Interest		
				Public Forum		
Expected absences for 9-14: none						
16-Sep	Wednesday	12 pm		TBD (Work Session)	45 mins	
				TBD (Work Session)	45 mins	
Expected absences for 9-16: none						
16-Sep	Wednesday	6 pm		Joint Meeting with Lane County Board of Commissioners on Airport Master Plan (Public Hearing)		Dan Halverson, PDD
Expected absences for 9-16: none						
21-Sep	Monday	5:30 pm <i>(schedule as needed)</i>		Joint Meeting with Lane County on Urban Reserves Options (Work Session)	90 mins	Rebecca Gershow, PDD
				Ordinance on Digital Sign Code (Public Hearing)		Jenessa Dragovich, PDD
		7:30 pm		Ordinance on Sheppard Motors Metro Plan Amendment/Zone Change (Public Hearing)		
Expected absences for 9-21: none						







23-Sep	Wednesday	12 pm	 Wastewater Treatment Plant Resiliency Project (Work Session)	45 mins	Dave Breitenstein, PW
			 TBD (Work Session)	45 mins	
Expected absences for 9-23: none					
28-Sep	Monday	5:30 p.m.	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
		7:30 pm	 Committee Reports and Items of Interest		
			 Public Forum		
Expected absences for 9-28: none					
30-Sep	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 9-30: none					



October 2020						
Date	Day	Time	Title		Length	Dept. Contact
12-Oct	Monday	5:30 pm	 TBD (Work Session)	45 mins		
			 TBD (Work Session)	45 mins		
		7:30 pm	 Committee Reports and Items of Interest  Public Forum  Ordinance on Sheppard Motors Metro Plan Amend. /Zone Change (Action)  Urban Reserves Options (Action)  Airport Master Plan (Action)		Jeff Gepper, PDD Rebecca Gershow, PDD Dan Halverson, PDD	
Expected absences for 10/12: none						
14-Oct	Wednesday	12 pm	 TBD (Work Session)	45 mins		
			 TBD (Work Session)	45 mins		
Expected absences for 10/14: none						

19-Oct	Monday	5:30 pm <i>(schedule as needed)</i>	 TBD (Work Session)	45 mins	
			 TBD (Work Session)		
		7:30 pm	 TBD (Public Hearing)		
Expected absences for 10/19: none					
21-Oct	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 10/21: none					
26-Oct	Monday	5:30 p.m.	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
		7:30 pm	 Committee Reports and Items of Interest		
			 Public Forum		
Expected absences for 10/26: none					
28-Oct	Wednesday	12 pm	 Growth Monitoring Update (Work Session)	45 mins	Heather O'Donnell. PDD
			 TBD (Work Session)	45 mins	
Expected absences for 10/28: none					

November 2020						
Date	Day	Time	Title		Length	Dept. Contact
9-Nov	Monday	5:30 pm	 TBD (Work Session)	45 mins		
			 TBD (Work Session)	45 mins		
		7:30 pm	 Committee Reports and Items of Interest  Public Forum  Ordinance on Downtown Setbacks Code Amendment (Action)			Chad Cramer, PDD
Expected absences for 11/9: none						
11-Nov	Wednesday	12 pm	Veterans Day – no meeting			
Expected absences for 11-11: none						

16-Nov	Monday	5:30 pm <i>(schedule as needed)</i>	 TBD (Work Session)	45 mins	
			 TBD (Work Session)		
		7:30 pm	 TBD (Public Hearing)		
Expected absences for 11/16: none					
18-Nov	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
			Expected absences for 11/18: none		
23-Nov	Monday	5:30 p.m.	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
		7:30 pm	 Committee Reports and Items of Interest  Public Forum		
Expected absences for 11/23: none					
25-Nov	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
			Expected absences for 11/25: none		

December 2020						
Date	Day	Time	Title		Length	Dept. Contact
9-Dec	Wednesday	12 pm	 TBD (Work Session)		45 mins	
			 TBD (Work Session)		45 mins	
Expected absences for 12/9: none						
14-Dec	Monday	5:30 pm	 TBD (Work Session)		45 mins	
			 TBD (Work Session)		45 mins	
		7:30 pm	 Committee Reports and Items of Interest			
 Public Forum						
Expected absences for 12/14: none						

16-Dec	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 12/16: none					

Council Break: December 17 – January 6



Work Session



Action



Public Hearing



Public Forum



Consent Calendar



Committee Reports/Items of Interest



Ceremonial Matters



Pledge of Allegiance

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
Update Sign Code for Digital Display Technology – <i>PH schedule 9/21/20</i>	Pryor	2/14/19
5G/Small Cell – include experience of other cities – <i>follow-up TBD</i>	Clark	5/20/19
E-Scooters – <i>action scheduled 7/13/20</i>	Evans	11/14/19
Extension of Downtown Urban Renewal District	Evans	12/19/19
“Housing Status” as a Protected Class	Semple	03/12/20
Flexible Emergency Loan Fund for Small Businesses	Evans	04/23/20
Follow-Up Work Sessions to be Scheduled		
TAC Implementation – <i>joint meeting scheduled 7/28</i>		
Commercial Setbacks –		
Naming Policy		

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Forum

Meeting Date: July 13, 2020
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This segment allows citizens the opportunity to express opinions and provide information to the council. Testimony presented during the Public Forum should be on city-related issues and should not address items which have already been heard by a Hearings Official or are on the present agenda as a public hearing item.

SUGGESTED MOTION

No action is required; this is an informational item only.

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.gov

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Adoption of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-02-44; Tax Lot 1300; Located at 290 Wilkes Drive) (City File: Roderick, David and April; A 20-1)

Meeting Date: July 13, 2020
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 5
Staff Contact: Rodney Bohner
Contact Telephone Number: 541-682-5437

ISSUE STATEMENT

This item is a request to annex the property located at 290 Wilkes Drive. The property to be annexed is approximately .59 acres (25,561 square feet) and is located on the south side of Wilkes Drive, east of River Road. No public right-of-way is proposed for annexation as part of this request and there is no formal deadline for Council action on this item. A vicinity map is provided as Attachment A.

The property is zoned R-1 Low-Density Residential with the /UL Urbanizable Land Overlay. Both the Metro Plan and the applicable refinement plan, the River Road - Santa Clara Urban Facilities Plan, designate the subject property for Low Density Residential use. The area of annexation is located within the City's urban growth boundary (UGB) and is adjacent to the City limits along the property's south property boundary. Annexation will allow for future development consistent with the property's land use designation and the Eugene Code. Specific plans for future development of the site are not included as part of this annexation application.

BACKGROUND

To encourage compact urban growth and sequential development within Eugene's UGB, the Metro Plan provides that ultimately all land within the UGB will be annexed into the City and provided with a minimum level of urban services.

Approval of annexation requests is based on the criteria at Eugene Code Section 9.7825 which require that (1) the land proposed to be annexed is within the City's UGB and is contiguous to the City limits or separated from City limits only by a right-of-way or water body; (2) the proposed annexation is consistent with the applicable policies in the Metro Plan and in any applicable refinement plans; and (3) the proposed annexation will result in a boundary in which the minimal level of key urban facilities and services can be provided in an orderly, efficient, and timely manner. Findings demonstrating that the annexation request is consistent with these approval criteria are included as Exhibit C to the attached draft resolution (Attachment B).

To provide nearby property owners and residents an opportunity to review and comment on this annexation request, public notice was provided to all owners and occupants of property within

July 13, 2020 Meeting – Item 5

500 feet of the subject property and the affected neighborhood association (Santa Clara Community Organization) consistent with Eugene Code requirements. No testimony has been received to date regarding the proposed annexation of this property.

Referral comments were provided by affected agencies including City of Eugene Public Works, Eugene Water & Electric Board, and Lane County Public Works. These referral comments confirm that the property can be provided with the minimum level of key urban services consistent with the approval criteria. Given the findings of compliance, ability for the provision of key urban services, and absence of any testimony, a public hearing is not recommended in this instance.

Additional background information regarding this request, including relevant application materials, is included for reference as Attachment C. A full copy of all materials in the record is also available at the Permit and Information Center located at 99 West 10th Avenue.

COUNCIL OPTIONS

City Council may consider the following options:

1. Adopt the draft resolution
2. Adopt the draft resolution with specific modifications as determined by the City Council
3. Deny the draft resolution
4. Defer action until after the council holds a public hearing on the proposed annexation

CITY MANAGER'S RECOMMENDATION

The City Manager recommends the City Council adopt the resolution by finding that the request complies with all applicable approval criteria, and that the annexation be approved.

SUGGESTED MOTION

Move to adopt a resolution approving the proposed annexation request consistent with the applicable approval criteria.

ATTACHMENTS

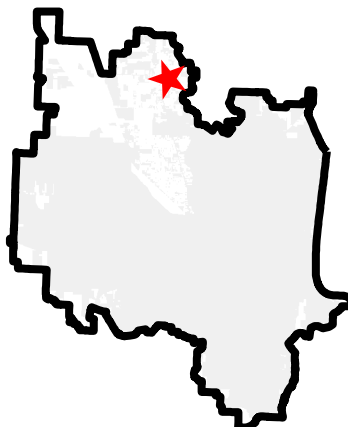
- A. Vicinity Map
- B. Draft Annexation Resolution with Exhibits A through C
 - Exhibit A: Map of Annexation Request
 - Exhibit B: Legal Description
 - Exhibit C: Planning Director Findings and Recommendation
- C. Application Materials for Annexation Request

FOR MORE INFORMATION

Staff Contact: Rodney T. Bohner
Telephone: 541-682-5437
Staff E-Mail: rbohner@eugene-or.gov



- Annexation Area
- Eugene City Limits
- Taxlots



Caution: This map is based on imprecise source data, subject to change, and for general reference only.

Created on 6/24/2020
by City of Eugene Planning Division



RESOLUTION NO. _____

**RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(ASSESSOR'S MAP 17-04-02-44, TAX LOT 1300 LOCATED AT 290
WILKES DRIVE).**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on January 21, 2020, by David and April Roderick, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-04-02-44, Tax Lot 1300, to the City of Eugene.

B. The property proposed to be annexed is depicted on the map attached as Exhibit A to this Resolution. The legal description of the property proposed to be annexed is attached to this Resolution as Exhibit B.

C. The City's Planning Director has submitted a written recommendation that the application be approved based on the criteria of EC 9.7825. The Planning Director's Findings and Recommendation is attached as Exhibit C.

D. On June 12, 2020, a notice containing the street address, the assessor's map and tax lot number for the property, a description of the land proposed to be annexed, and the Planning Director's preliminary recommendation was mailed to the applicant, owners and occupants of properties located within 500 feet of the perimeter of the subject property, and the Santa Clara Community Organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on July 13, 2020.

E. After considering the Planning Director's recommendation, the City Council finds that the application should be approved.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

Section 1. Based on the above findings and the Planning Director's Findings and Recommendation which are attached as Exhibit C and are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-04-02-44, Tax Lot 1300, which is depicted on the map attached as Exhibit A, and more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from R-1 Low-

Density Residential with /UL Urbanizable Land Overlay to R-1 Low-Density Residential shall become effective in accordance with State law.

The foregoing Resolution adopted the ____ day of July, 2020.

City Recorder

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 1993
REX A. BETZ
#2606

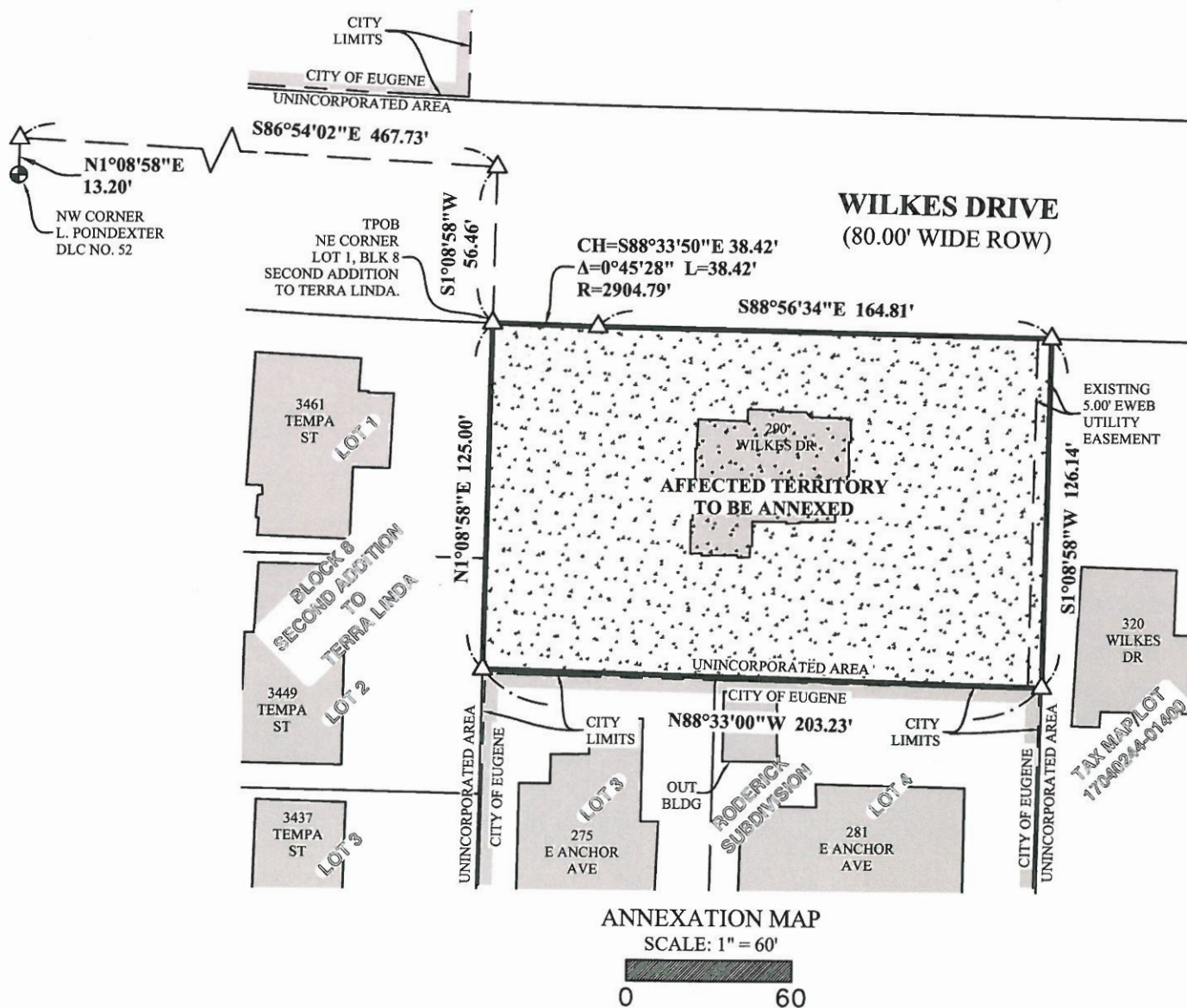
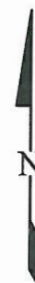
RENEWS: 12/31/21



VICINITY MAP

SCALE: 1" = 500'

0 500



ANNEXATION EXHIBIT
290 WILKES DRIVE, EUGENE OREGON
TAX MAP/LOT 17040244-01300
FEBRUARY 11, 2020



EGR & Associates, Inc.

Engineers, Geologists, and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

(541) 688-8322
Fax (541) 688-8087

DESCRIPTION OF AFFECTED TERRITORY TO BE ANNEXED

Situated in the Southeast 1/4 of the Southeast 1/4 of Section 2 in Township 17 South, Range 4 West of the Willamette Meridian in unincorporated area of Lane County, State of Oregon and described as follows:

Commencing at the Northwest Corner of the L. Poindexter Donation Land Claim Number 52 in Township 17 South, Range 4 West of the Willamette Meridian; running thence North $1^{\circ}08'58''$ East 13.20 feet, South $86^{\circ}54'02''$ East 467.73 feet, and S $1^{\circ}08'58''$ West 56.46 feet to the northeast corner of Lot 1 in Block 8 of "Second Addition to Terra Linda" as platted and recorded March 10, 1975 in Book 68, Page 15 in Lane County Oregon Plat Records; which corner lies on the re-aligned south margin of Wilkes Drive and is the **TRUE POINT OF BEGINNING** of the lands being described herein.

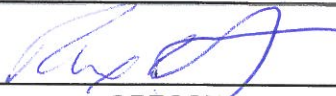
Thence, leaving said corner and **TRUE POINT OF BEGINNING**, easterly along said south margin of Wilkes Drive, the following two numbered courses: (1) along a curve to the left, having a radius center that bears North $1^{\circ}48'54''$ East 2904.79 feet, a central angle of $00^{\circ}45'28''$, and long chord that bears South $88^{\circ}33'50''$ East 38.42 feet, an arc distance of 38.42 feet to a point of tangent line; and (2) along said tangent line, South $88^{\circ}56'34''$ East 164.81 feet to the northwest corner of the lands that were conveyed to Christopher J. Peterson and Niccole S. Peterson in that certain Warranty Deed that was recorded May 1, 2017 as Reception Number 2017-021164 in Lane County Oregon Deed Records;

Thence, southerly along the west line of said lands that were conveyed to Peterson, the following one numbered course: (3) South $01^{\circ}08'58''$ West 126.14 feet to the Northeast plat corner of the "Roderick Subdivision" as platted and recorded September 27, 2002 in Lane County Oregon Plat Records and assigned Reception Number 2002-074908 in Lane County Oregon Deed Records;

Thence westerly along the north plat boundary of said "Roderick Subdivision" the following one numbered course: (4) North $88^{\circ}33'00''$ West 203.23 feet to its intersection with the northerly, east plat boundary of the afore-called plat of "Second Addition to Terra Linda";

Thence, northerly along said northerly, east plat boundary, the following one numbered course: (5) North $01^{\circ}08'58''$ East 125.00 feet **RETURNING** to the **TRUE POINT OF BEGINNING**.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 20, 1993
REX A. BETZ
#2606

RENEWES: 12/31/21



**Planning Director's Findings and Recommendation
Annexation Request for David and April Roderick
(City File: A 20-1)**

Application Submitted: January 21, 2020
Applicant: David and April Roderick
Property Included in Annexation Request: Tax Lot 01300 of Assessor's Map 17-04-02-44
Zoning: R-1 Low-Density Residential with /UL Urbanizable Land Overlay
Location: 290 Wilkes Drive
Representative: Rex Betz, PLS; EGR & Associates
Lead City Staff: Rodney Bohner, City of Eugene Planning Division, 541-682-5437

EVALUATION:

Based on the information provided by the applicant, the City has determined that this request complies with Eugene Code (EC) Section 9.7805 Annexation - Applicability. As such, it is subject to review and approval in accordance with the requirements, application criteria and procedures of EC 9.7800 through 9.7835. The applicable approval criteria are presented below in bold typeface with findings and conclusions following each.

EC 9.7825(1) The land proposed to be annexed is within the city's urban growth boundary and is:	
(a) Contiguous to the city limits; or (b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.	
Complies <input checked="checked" type="checkbox"/> YES <input type="checkbox"/> NO	Findings: The annexation area is within the City's urban growth boundary (UGB) and contiguous to City limits, consistent with subsection (a).
EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.	
Complies <input checked="checked" type="checkbox"/> YES <input type="checkbox"/> NO	Findings: Several policies from the <u>Metro Plan</u> provide support for this annexation by encouraging compact urban growth to achieve efficient use of land and urban service provisions within the UGB, including the following policies from the Growth Management section (in <i>italic text</i>): <i>Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:</i> <i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i> <i>b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan. (page II-C-4)</i> <i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).</i>

		<p><i>Policy 15. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban. (page II-C-5)</i></p> <p>The following policy from the Residential Element of the <u>Metro Plan</u> is also applicable:</p> <p><i>Policy A.2 Residentially designated land within the UGB should be zoned consistent with the Metro Plan, and applicable plans and policies; however, existing agricultural zoning may be continued within the area between the city limits and UGB until rezoned for urban uses.</i></p> <p>The <u>Metro Plan</u> designates the annexation area as appropriate for low-density residential use. The <u>River Road - Santa Clara Urban Facilities Plan (RR/SC UFP)</u> is the adopted refinement plan for the subject property, which also designates the area for low density residential use. The property is zoned R-1 Low-Density Residential with a /UL Urbanizable Land overlay, consistent with the existing <u>Metro Plan</u> and <u>RR/SC UFP</u> designations. The /UL overlay will be automatically removed from the property following annexation approval.</p> <p>Regarding applicable policies of the <u>RR/SC UFP</u>, the subject property is not within a defined subarea. Further, none of the general “Residential Land Use Policies” at Section 2.2 appear to be directly applicable to the subject request. The “Public Facilities and Services Element” policies of the <u>RR/SC UFP</u> are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that property within the UGB will be annexed.</p> <p>As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with <u>Metro Plan</u> growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law.</p> <p>Therefore, based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan and RR/SC UFP refinement plan.</p>
EC 9.7825(3)		The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.
Complies <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Findings: Consistent with this criterion, the proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:

		<p><u>Wastewater</u> Wastewater service is available via an 8-inch public wastewater system within Wilkes Drive, south of the subject property.</p> <p><u>Stormwater</u> Stormwater runoff is currently managed by ground infiltration and runoff to a partially piped culvert in Wilkes Drive where it travels west to River Road. The storm system is owned by Lane County and maintained by Lane County Public Works. Any additional runoff from future development will require a permit from the County Public Works Division. Compliance with applicable stormwater development standards will be ensured at the time of development.</p> <p><u>Transportation</u> The parcel located at 290 Wilkes Drive has public access onto Wilkes Drive which is a local street running west to River Road; a major arterial. Both are owned by Lane County and maintained by Lane County Public Works. Wilkes Drive is paved with a bike lane, but lacks sidewalks, street trees and streetlights. Any future development will be reviewed to ensure current standards are met to the extent required.</p> <p><u>Solid Waste</u> Collection service is provided by private firms. Regional disposal sites are operated by Lane County.</p> <p><u>Water and Electric</u> Eugene Water and Electric Board (EWEB) Water staff confirm that water and electric services are available to the property. Water and electric services can be extended to the subject property in accordance with EWEB policies and procedures.</p> <p><u>Public Safety</u> Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection will be provided by Eugene-Springfield Fire. Emergency medical services are currently provided on a regional basis and will continue in the same manner upon annexation.</p> <p><u>Parks and Recreation</u> Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject property in the City is sufficient evidence to demonstrate the minimum level of this key urban service is met.</p> <p><u>Planning and Development Services</u> Planning and building permit services are provided for all properties located within the urban growth boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property upon annexation.</p>
--	--	--

		<p><u>Communications</u></p> <p>A variety of telecommunications providers offer communications services throughout the Eugene/Springfield area.</p> <p><u>Public Schools</u></p> <p>The subject property is within Eugene School District 4J and is within the district boundary of Spring Creek Elementary School, Madison Middle School, and North Eugene High School. As access to schools is evaluated on a district-wide basis, the property's location within the school district is sufficient evidence to demonstrate the minimum level of this key urban service is met.</p>
--	--	---

CONCLUSION:

Based on the above findings, information submitted to date, and the criteria set forth in EC 9.7825, the proposed annexation is consistent with the applicable approval criteria. A map and legal description showing the area subject to annexation are included in the application file for reference. The effective date will be set in accordance with State law.

INFORMATION:

- Upon approval of the annexation, the base zoning of R-1 Low-Density Residential will remain; however, the /UL Urbanizable Lands overlay will be automatically removed from the annexation area. Please contact the Permit Information Center, Planner-on-Duty at 682-5377 for more information.
- Approval of this annexation does not relieve the applicant from complying with applicable codes and statutory requirements.

Please complete the following application checklist. Note that additional information may be required upon further review in order to adequately address the applicable criteria for approval. If you have any questions about filling out this application, please contact Planning staff at the Permit and Information Center, phone (541)682-5377, 99 West 10th Avenue, Eugene.

List all Assessor's Map and Tax Lot numbers of the property included in the request.

Assessor's Map	Tax Lot	Zoning	Acreage
17-04-02-44	01300	R1-UL	0.6 Acres

Property Address: 290 Wilkes Drive, Eugene, OR 97404-1377

Plans for Future Development & Permit Number (if applicable): Future partition is planned.

Public Service Districts:

Name		
Parks:	Eugene Parks & Open Space	
Electric:	Eugene Water & Electric Board	
Water:	Eugene Water & Electric Board	
Sanitary Sewer:	City of Eugene	
Fire:	Santa Clara Rural Fire Protection District	
Schools:	Elementary: Spring Creek	Middle: Madison High: North Eugene
Other:		

Filing Fee \$5,155.70

- ☒ A filing fee must accompany all applications. The fee varies depending upon the type of application and is adjusted periodically by the City Manager. Check with Planning staff at the Permit and Information Center to determine the required fee or check website at www.eugeneplanning.org

Written Statement *(Submit 5 copies)*

- ☒ Submit a detailed written statement describing **how** this request is consistent with all applicable criteria (Section 9.7825 of the Eugene Code).

Site Plan Requirements

Submit 3 paper copies and 1 digital copy of a site plan, drawn to an engineer's scale on 8 ½" x 11" sheet of paper. Site plans shall include the following information:

- ☒ Show the date & north arrow on site plan.
- ☒ Show the Assessor's Map and Tax Lot number(s) on the site plan.
- ☒ Show a vicinity map on the site plan (vicinity map does not need to be to scale).
- ☒ Show city limits & UGB (if applicable)
- ☒ Clearly label the affected territory and any public right of ways to be annexed.
- ☒ Show all adjacent streets, alleys, and accessways.
- ☒ Show all dimensions of existing public utility easements and any other areas restricting use of the parcels, such as conservation areas, slope easements, access easements, etc.
- ☒ Show the location of all existing structures.

Other Application Requirements (Submit 3 paper copies and 1 digital copy of all)

- ☒ Petition for Annexation form listing all owners, including partial owners, and electors. This form includes the Certification of Electors which must be signed by the Lane County Elections/Voter Registration Department and also includes the Verification (Certification) of Property Owners which must be signed by the Lane County Department of Assessment and Taxation. *This form is required even if the land is vacant.*
- ☒ Notarized Consent to Annexation form.
- ☒ A legal description of the land proposed for annexation, including any public right of way prepared by a registered land surveyor. Oregon Revised Statutes (ORS) 308.225 requires submittal of a closing metes and bounds description or subdivision block and lot number description. Please see example of acceptable legal descriptions contained in the application packet. The legal description must exactly correspond with the map included with the application or the Assessor's map.
- ☒ Summary of Urban Service Provision form.
- ☒ Census Information Sheet.

Note: This is not a complete list of requirements. Additional information may be required after further review in order to adequately address the applicable approval criteria.

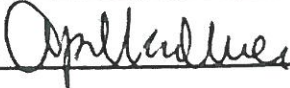
understands that omission of any listed item may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.

PROPERTY OWNER OF TAX LOT: 01300

Name (print): David Chad Roderick & April B. Roderick

Address: 28882 Bailey Lane
290 Wilkes Drive Email: aprilroderick@hotmail.com

City/State/Zip: Junction City, OR 97448
Eugene OR 97404-1377 Phone: 5412853996 Fax:

Signature:  Date: 12/20/19

PROPERTY OWNER OF TAX LOT: _____

Name (print): N/A

Address: _____ Email: _____

City/State/Zip: _____ Phone: _____ Fax: _____

Signature: _____ Date: _____

PROPERTY OWNER OF TAX LOT: _____

Name (print): N/A

Address: _____ Email: _____

City/State/Zip: _____ Phone: _____ Fax: _____

Signature: _____ Date: _____

SURVEYOR:

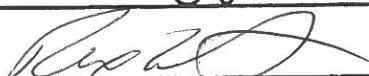
Name (print): Rex A. Betz, PLS

Company/Organization: EGR & Associates, Inc.

Address: 2535B Prairie Road

City/State/Zip: Eugene, OR 97402 Phone: (541)688-8322 Fax: (541)688-8087

E-mail: rbetz@egrassoc.com

Signature:  Date: 12/27/2019

REPRESENTATIVE (If different from Surveyor):

Name (print): Same as surveyor.

Company/Organization:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

Signature:

Date:

****Attached additional sheets if necessary.**

* CB = Coburg
CR = Creswell
FL = Florence
OA = Oakridge
CG = Cottage Grove
EU = Eugene
JC = Junction City
SP = Springfield

PETITION
By Electors Residing on the Property
Petition Signature Sheet
Annexation by Individuals

We, the following property owners/electors, consent to the annexation of the following territory to the City of *(insert Name of City)*: **Eugene**

Signature	Date Signed m/d/y	Print Name	Residence Address (street, city, zip code)	Map and Tax Lot Number (example: 17-04-03-00-00100)	Land Owner	Reg Voter	Acres (qty)
1. <i>Arianna Roat</i>	3-16-20	Arianna Roat	290 Wilkes Drive Eugene, OR 97404	17-04-02-44-01300			0.6
2. <i>Hector Santiago</i>	3-16-20	Hector Santiago	(same as above)	(same as above)		<input checked="" type="checkbox"/>	same
3.							
4.							
5.							

Note: With the above signature(s), I am attesting that I have the authority to consent to annexation on my own behalf or on behalf of my firm or agency. (Attach evidence of such authorization when applicable.)

I, *April Rodenick* (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
X *April Rodenick* (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are _____ (qty). This petition reflects that _____ (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and _____ (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity which may not yet be reflected on the A&T computerized tax roll.

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 1. I hereby certify that this petition includes 1 valid signatures representing 100 (%) of the total active registered voters that are registered in the proposed annexation.

Lane County Department of Assessment and Taxation

Date Certified _____

Lane County Clerk or Deputy Signature

Date Certified 3/17/2020



Mailing address: Roderick's
2882 Bailey Ln
Junction City, OR
97448

* CB = Coburg CG = Cottage Grove
CR = Creswell EU = Eugene
FL = Florence JC = Junction City
OA = Oakridge SP = Springfield

PETITION

Petition Signature Sheet
Annexation by Individuals

We, the following property owners/electors, consent to the annexation of the following territory to the City of *(Insert Name of City):* Eugene

	Signature	Date Signed m/d/y	Print Name	Residence Address (street, city, zip code)	Map and Tax Lot Number (example: 17-04-03-00-00100)	Land Owner	Reg Voter	Acres (qty)
1.		12/20/19	David Chad Roderick	290 Wilkes Drive Eugene, OR 97404	17-04-02-44-01300	✓	✓	0.6
2.		12/20/19	April B. Roderick	(same as above)	(same as above)	✓		same
3.								
4.								
5.								

Note: With the above signature(s), I am attesting that I have the authority to consent to annexation on my own behalf or on behalf of my firm or agency. (Attach evidence of such authorization when applicable.)

1.  (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
*  (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are 2 (qty). This petition reflects that 2 (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and 100 (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity which may not yet be reflected on the A&T computerized tax roll.

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 1. I hereby certify that this petition includes 0 valid signatures representing 0 (%) of the total active registered voters that are registered in the proposed annexation.


Lane County Department of Assessment and Taxation

11/1/20
Date Certified


Lane County Clerk or Deputy Signature

11/8/2020
Date Certified



February 11, 2020

City of Eugene
Planning Department
99 West 10th Avenue
Eugene, OR 97401

Re: Request for Annexation Narrative for 290 Wilkes Drive
Tax Map/Lot: 17040244-01300

Dear Sirs/Madams,

The intent of this letter is to further clarify how the annexation of Tax Lot 17040244-01300 conforms to the policies of the City of Eugene Metro Plan.

1. The property being requested for annexation is currently within the City of Eugene Urban Growth Boundary and is contiguous to the city limits.
2. The property being requested for annexation is within the Santa Clara Community River Road areas.
3. The property being requested for annexation is currently served by The City of Eugene Wastewater system and The Santa Clara Water District.
4. The subject property is surrounded by residential land and lots and is not being used as resource lands.
5. Currently, a single residential structure exists on the property which is served by The City of Eugene Wastewater system and The Santa Clara Water District.
6. Existing transportation facilities are in place and the annexation of this property will not further impact existing transportation facilities.

The proposed annexation conforms to the following policies of the Metro Plan:

(Statements addressing conformance are in bold italics.)

1. The UGB and sequential development shall continue to be implemented as an essential means to achieve compact urban growth. The provision of all urban services shall be concentrated inside the UGB.

The subject property is within the UGB and is surrounded by residential property. This annexation conforms with "sequential development".

4. Lane County shall discourage urban development in urbanizable and rural areas and encourage compact development of outlying communities.

The subject property is within the current UGB and the neighboring properties are already urbanized.

5. To maintain the existing physical autonomy of the smaller outlying communities, urban development on agricultural and rural lands beyond the UGB shall be restricted and based on at least the following criteria:
 - a. Preservation and conservation of natural resources.
 - b. Conformity with the policies and provisions of the Land County Rural Comprehensive plan that borders the metropolitan area.
 - c. Conformance with the applicable mandatory statewide planning goals.

The subject property is currently within the UGB and in an area that is urbanized. The area in which the subject property resides is planned as Low Density Residential per the Eugene-Springfield Metropolitan Area General Plan Map. There are no natural resources designated and the property is not used for agricultural purposes.

8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:
 - a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.
 - b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan.

Currently, there is an established road system, water system, and sanitary system servicing the subject property. There is no established storm system and any future development of the subject property should be able to control storm water runoff by retention on site.

9. A full range of key urban facilities and services shall be provided to urban areas according to demonstrated need and budgetary priorities.

Currently, there is an established road system, water system, and sanitary system servicing the subject property. There is no established storm system and any future development of the subject property should be able to control storm water runoff by retaining on site.

10. Annexation to a city through normal processes shall continue to be the highest priority.

This annexation is being proposed through the normal process.

12. Police, fire and emergency medical services may be provided through extraterritorial extension with a signed annexation agreement or initiation of a transition plan and upon concurrence by the serving jurisdiction.

The subject property and the surrounding areas are currently serviced by The Eugene School District 4J, and The Santa Clara Rural Fire Protection District.

15. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban.

The subject property currently depends on the existing urban facilities already in place. The surrounding neighborhood and the subject property are already in an urban environment.

17. As annexations to cities occur over time, existing special service districts within the UGB shall be dissolved. The cities should consider developing intergovernmental agreements, which address transition issues raised by annexation, with affected special service districts.

With the annexation of this property, there will be less reliance on the currently established special service district in this area and will work towards the goal of policy #17.

River Road and Santa Clara Goals, Findings, Objectives and Policies:
(Statements addressing conformance are in bold italics.)

3. Annexation of the River Road and Santa Clara areas will occur only through strict application of state laws and local policies (e.g., ability to extend key urban facilities and services in a timely manner). In each case, Eugene will make every reasonable attempt to provide for annexation only on a voluntary basis and according to prior individual property annexation agreements.

This proposal of annexation is made voluntarily. The subject property is served by an existing water system and sanitary system. Fire and Ambulance services are already provided by the Santa Clara Rural Fire Protection District. The area in which this property resides is serviced by the Eugene School District 4J.

We hereby request that this property be annexed into the City of Eugene with a designated zoning of R-1 (Low Density Residential) as is consistent with the neighboring property in this area.

Very truly yours,



Rex A. Betz, PLS
Project Surveyor

Summary of Urban Service Provision

This form is intended as a guide to assist applicants in demonstrating that a minimum level of key urban services can be provided to the area proposed for annexation. Space is provided on this form for you to provide detailed information on service provision. Please add additional pages if necessary to provide details of servicing issues related to the area you are annexing. To assist you in providing this information, some contacts are listed below. For large or difficult to serve properties, you may wish to contact a private land use planning consultant to prepare your application.

Property Owner(s) Name:

David Chad Broderick & April B. Broderick

Assessor's Map and Tax Lot Numbers for Properties Proposed for Annexation
(For example: Map 17-03-19-31, Tax Lot 100)

Map 17-04-02-44, Tax Lot 01300

Wastewater -- All new development must connect to the wastewater (sanitary sewer) system. Is wastewater service available to serve the area proposed for annexation? (For more information, contact the Engineering staff at the City of Eugene Permit and Information Center or call 541-682-8400.)

The property(ies) in this annexation request:

☒ will be served from an existing gravity wastewater line.

Location and size of existing wastewater line:

4" lateral runs north from residence to an 8" line in Wilkes Drive.

_____ will be served by an extension of an existing gravity wastewater line.

Where will a wastewater line be extended from? When will it be extended? By whom?

Stormwater -- Site plans for all new development must provide for drainage to an approved system consistent with the Comprehensive Stormwater Management Plan. City approval for storm drainage will be required as part of the development process. (For more information, contact the Engineering staff at the City of Eugene Permit and Information Center or call 541-682-8400.)

Is the site currently served by an approved stormwater system?

Yes.

If yes, Stormwater is collected in a roadside ditch along the south margin of Wilkes Drive
location? and then runs westerly to River Road.

If no, how will stormwater be handled after development? -

_____ Future Partition parcels will handle stormwater as per the City of Eugene
Stormwater Management Manual.

Streets – What existing streets provide access to this site. List existing streets that provide
access to this site from River Road, the Northwest Expressway, or Beltline
Highway. _____

_____ Wilkes Drive.

Will dedication for additional street right-of-way be required upon further development of this
site?

_____ Yes ☒ No _____ Unknown

Will existing streets be extended or new streets constructed upon further development of this
site?

_____ Yes ☒ No _____ Unknown

Parks, Recreation, and Cultural Services

Systems Development revenues generated by new development and Ballot Measure 20-30,
which authorized the issuance of \$25.3 million in general revenue bonds, will help to fund future
City park acquisition and development in this area and throughout the city. Please list the parks
and recreation facilities that already exist or are planned in the general vicinity of the
property(ies) included in this annexation:

_____ Santa Clara Community Park, Whitely Landing, Terra Linda Park,

_____ Awbrey Park, & Wendover Park.

Key services, defined by the Metropolitan Plan as parks and recreation programs, will be
available to new city residents in this area on an equal basis with residents throughout the city.

Public Safety

Police services - Police protection can be extended to this site upon annexation consistent with
service provision throughout the city.

For River Road/Santa Clara area-

Police services - Police protection can be extended to this site upon annexation consistent with service provision throughout the city. Police currently travel along River Road to provide service to areas throughout the River Road and Santa Clara area. Infill annexations and development in this area will increase the efficiency of service delivery to this area.

Fire and emergency services (Please indicate which fire district serves subject property.)

✓ Santa Clara - Fire protection services are currently provided to the subject property by the Santa Clara Rural Fire Protection District.

 River Road - Fire and emergency services - Fire protection is currently provided to the subject property by the River Road Water District under contract with the City of Eugene. Upon annexation, fire protection will be provided directly by the City of Eugene Fire & EMS Department.

Emergency medical transport (i.e., ambulance) services are currently provided on a regional basis by Eugene, Springfield, and Lane Rural Fire/Rescue to central Lane County, including the River Road and Santa Clara areas. After annexation, this service will continue to be provided by the current provider. All ambulance service providers have mutual aid agreements and provide back-up service into the other providers' areas.

Planning and Development Services -- Planning and building permit services are provided to the area outside the city limits but within the urban growth boundary by the City of Eugene. This service would continue after annexation.

EWEB (Eugene Water and Electric Board) currently provides water and electric service in the Eugene area and can provide service to new development in the River Road and Santa Clara area upon annexation. Some properties in northern Eugene receive electric service from EPUD (Emerald People's Utility District). Some properties in south Eugene receive electric services from the Lane Electric Cooperative; please note if this is the case for your property. For more information contact EWEB, ph. 484- 2411, EPUD, ph. 746-1583 or Lane Electric Co-op, 484-1151.

Electric Service – Which electric company will serve this site?

Eugene Water & Electric Board.

Water Service -- Please provide the size and location of the water main closest to your property._____.

An 8" cast iron water main runs along the north side of Wilkes Drive.

_____.

Solid Waste -- Solid waste collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.

Natural Gas -- Northwest Natural Gas can extend service to new development in this area.

Communications -- US West Communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield Area.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 1993
REX A. BETZ
#2606

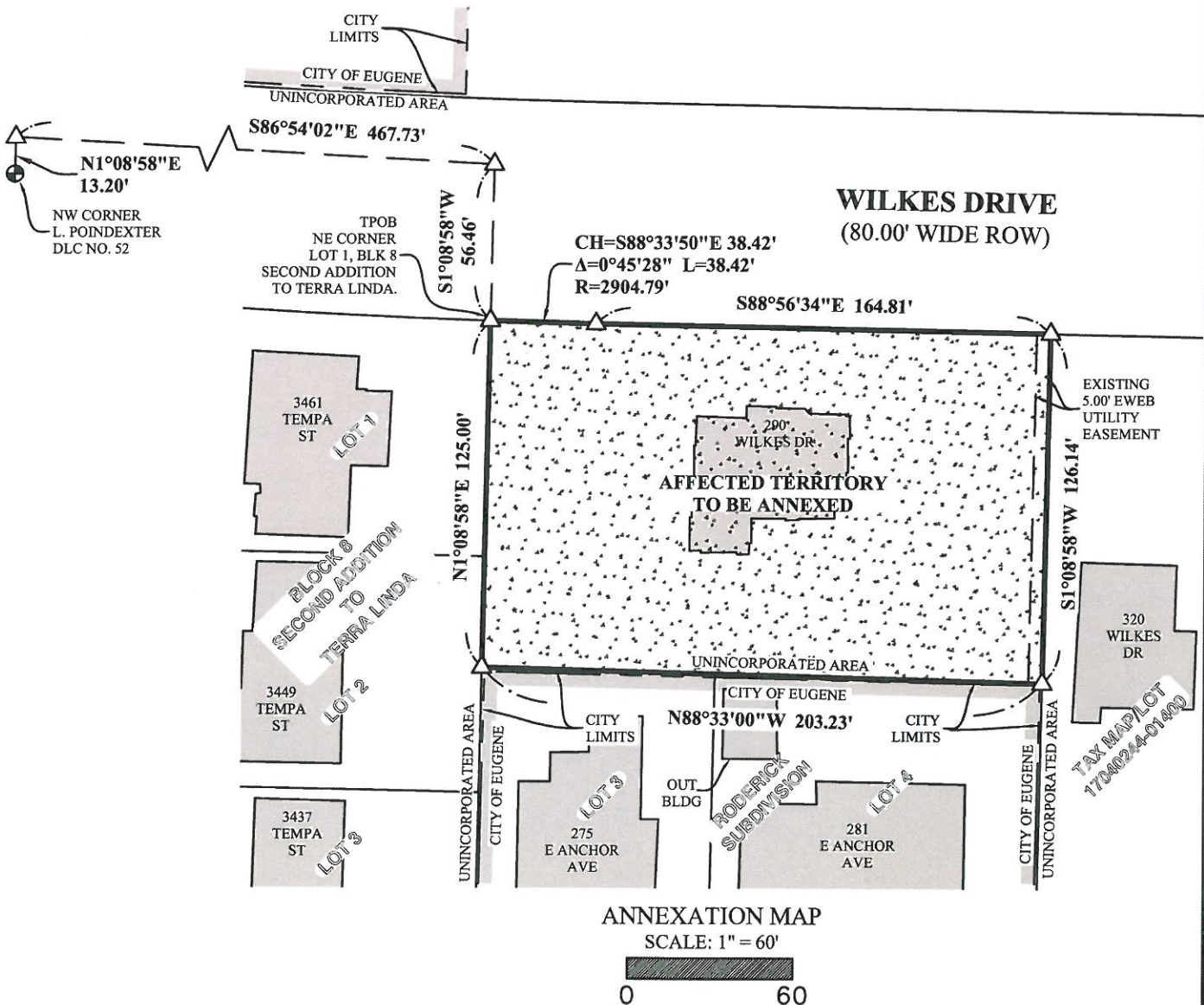
RENEWS: 12/31/21



VICINITY MAP

SCALE: 1" = 500'

0 500



ANNEXATION EXHIBIT
290 WILKES DRIVE, EUGENE OREGON
TAX MAP/LOT 17040244-01300
FEBRUARY 11, 2020



EGR & Associates, Inc.

Engineers, Geologists, and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

(541) 688-8322
Fax (541) 688-8087

DESCRIPTION OF AFFECTED TERRITORY TO BE ANNEXED

Situated in the Southeast 1/4 of the Southeast 1/4 of Section 2 in Township 17 South, Range 4 West of the Willamette Meridian in unincorporated area of Lane County, State of Oregon and described as follows:

Commencing at the Northwest Corner of the L. Poindexter Donation Land Claim Number 52 in Township 17 South, Range 4 West of the Willamette Meridian; running thence North $1^{\circ}08'58''$ East 13.20 feet, South $86^{\circ}54'02''$ East 467.73 feet, and S $1^{\circ}08'58''$ West 56.46 feet to the northeast corner of Lot 1 in Block 8 of "Second Addition to Terra Linda" as platted and recorded March 10, 1975 in Book 68, Page 15 in Lane County Oregon Plat Records; which corner lies on the re-aligned south margin of Wilkes Drive and is the **TRUE POINT OF BEGINNING** of the lands being described herein.

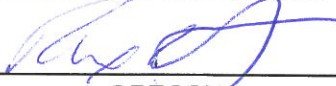
Thence, leaving said corner and **TRUE POINT OF BEGINNING**, easterly along said south margin of Wilkes Drive, the following two numbered courses: (1) along a curve to the left, having a radius center that bears North $1^{\circ}48'54''$ East 2904.79 feet, a central angle of $00^{\circ}45'28''$, and long chord that bears South $88^{\circ}33'50''$ East 38.42 feet, an arc distance of 38.42 feet to a point of tangent line; and (2) along said tangent line, South $88^{\circ}56'34''$ East 164.81 feet to the northwest corner of the lands that were conveyed to Christopher J. Peterson and Niccole S. Peterson in that certain Warranty Deed that was recorded May 1, 2017 as Reception Number 2017-021164 in Lane County Oregon Deed Records;

Thence, southerly along the west line of said lands that were conveyed to Peterson, the following one numbered course: (3) South $01^{\circ}08'58''$ West 126.14 feet to the Northeast plat corner of the "Roderick Subdivision" as platted and recorded September 27, 2002 in Lane County Oregon Plat Records and assigned Reception Number 2002-074908 in Lane County Oregon Deed Records;

Thence westerly along the north plat boundary of said "Roderick Subdivision" the following one numbered course: (4) North $88^{\circ}33'00''$ West 203.23 feet to its intersection with the northerly, east plat boundary of the afore-called plat of "Second Addition to Terra Linda";

Thence, northerly along said northerly, east plat boundary, the following one numbered course: (5) North $01^{\circ}08'58''$ East 125.00 feet **RETURNING** to the **TRUE POINT OF BEGINNING**.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 20, 1993
REX A. BETZ
#2606

RENEWS: 12/31/21

Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

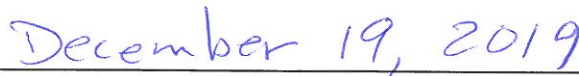
Signature: _____


Registered Land Surveyor

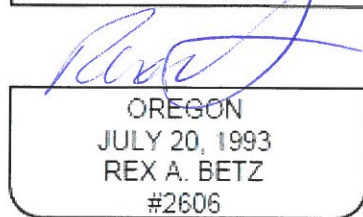
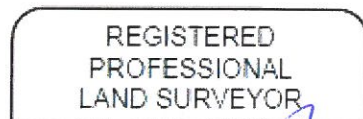
Print Name: _____

Rex A. Betz, PLS

Date: _____



Seal: _____



OREGON
JULY 20, 1993
REX A. BETZ
#2606
RENEWS: 12/31/21

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Ordinance and Resolutions Adopting the Parks and Recreation System Development Charge Methodology

Meeting Date: July 13, 2020
Department: Public Works
www.eugene-or.gov

Agenda Item Number: 6
Staff Contact: Carolyn Burke
Contact Telephone Number: 541-682-4914

ISSUE STATEMENT

Over the past year, the City Council has held three work sessions and a public hearing to consider the revised Parks and Recreation System Development Charge (SDC) methodology. At the February 26 work session, Council directed the City Manager to bring back the proposed Parks and Recreation SDC package for Council action with four changes. These changes were based on comments received at the Public Hearing. Action was originally scheduled for April 13, 2020, but was postponed due to the COVID-19 pandemic. Action has been rescheduled for July 13, 2020.

The actions recommended in this AIS include a phased-in implementation schedule. Base SDCs would not be increased until January 1, 2022, when an incremental increase would begin. After another incremental increase on January 1, 2023, the full rate would be realized on January 1, 2024.

BACKGROUND

SDCs are intended to provide an equitable means of funding capital improvements that provide capacity in infrastructure systems needed to serve growth. SDC fees are collected by the City of Eugene to fund capital projects in four primary infrastructure systems: wastewater (both local and regional), stormwater, transportation, and parks and recreation. SDCs must be expended on capital projects related to the system for which they are collected. Examples of the types of parks and recreation projects funded in whole or in part by SDCs include acquisition of land for new parks and trails, development of new park and recreation facilities, and capacity-enhancing renovations of park and recreation facilities.

In July of 2018, City Council unanimously adopted *Picture. Plan. Play. A Vision and Implementation Plan for Eugene's Parks and Recreation System*, commonly referred to as the Parks and Recreation System Plan. This plan was built on the input of over 12,000 individuals who participated in a multi-year public engagement process. With the adoption of that plan, a new project list and priorities for project implementation were established. That project list and its accompanying priorities are the basis for the updated SDC methodology.

July 13, 2020 Meeting – Item 6

At the February 26 work session, Council deliberated over several options to respond to public testimony and passed motions to direct the City Manager to prepare for adoption of the following changes:

- A reduction in the SDC administrative fee from nine percent to five percent. This reduction effects the administrative fee for all SDC system fees.
- Implementation of the SDC project list and methodology to ensure timely funding for 2018 Parks and Recreation bond measure projects.
- A one-year delay in any fee increase, followed by $\frac{1}{3}$ incremental increases until the full rate is realized. (Given the economic impacts that have occurred since Council's direction, the proposed resolution would delay the first increase for more than one year, until January 1, 2022).
- An SDC incentive for two-plus bedroom multi-family units that implement Envision Eugene and Climate Recovery goals.

These changes have been incorporated into the following documents which are required for adoption:

- An ordinance amending one section of Chapter 7 of the Eugene Code to identify the proposed Parks and Recreation SDC Project Plan as the capital improvement plan to serve as the basis for expending parks and recreation SDC revenues. See this proposed ordinance in Attachment A.
- A resolution adopting the Parks and Recreation SDC Project Plan. The Plan includes a list of the parks and recreation capital improvements that the City intends to fund with revenues from parks and recreation SDC improvement fees, and the estimated costs, timing and percentage of costs eligible to be funded with revenues from improvement fees for those capital improvements, as provided in ORS 223.309. This resolution repeals and replaces the Parks Recreation and Open Space (PROS) Project and Priority Plan. See this proposed resolution and the Parks and Recreation Project Plan in Attachment B.
- A resolution updating the City's SDC methodology document, including:
 - Modifications to the General Methodology to provide clarification and update the text as it pertains to the proposed parks and recreation SDC methodology.
 - Modifications to Appendix A "Definitions of General Terms and Transportation Use Codes" to update the definitions of general terms referenced in the proposed parks and recreation SDC methodology documents.
 - Modifications to Appendix F "Local SDC System Formulas and General Fee Schedule" to update the formulas and rates that pertain to the proposed parks and recreation SDC methodology, and to decrease the administrative fee charges for all SDCs.
 - A replacement of Appendix E "Parks and Recreation System Development Charge System Specific Methodology and Details" to describe the proposed parks and recreation SDC methodology.
 - An Exhibit that provides for the incremental increase in the parks and recreation SDC rates. These rates reflect the following:
 - no rate increase until January 1, 2022.
 - $\frac{1}{3}$ of the full rate increase from January 1, 2022 through December 31, 2022.
 - $\frac{2}{3}$ of the full rate increase from January 1, 2023 through December 31, 2023.
 - The full rate increase taking effect on January 1, 2024.

See this proposed resolution and methodology documents in Attachment C.

PREVIOUS COUNCIL DIRECTION

[July 16, 2018, Public Hearing](#)

City Council unanimously adopted *Picture. Plan. Play. A Vision and Implementation Plan for Eugene's Parks and Recreation System*. The projects and priorities in this plan are the basis for the proposed Parks and Recreation SDC methodology.

[July 8, 2019 Work Session](#)

[October 9, 2019 Work Session](#)

[January 21, 2019 Public Hearing](#)

[February 26, 2020 Work Session](#)

COUNCIL OPTIONS

1. Adopt the ordinance and resolutions as attached to this AIS.
2. Adopt the ordinance and resolutions with modifications as determined by the City Council.
3. Direct the City Manager to schedule another work session on the ordinance and resolutions as attached to this AIS.
4. Direct the City Manager to modify the proposed ordinance and resolutions and to schedule another work session.
5. Take no action.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adopting the ordinance and resolutions as attached to this AIS.

SUGGESTED MOTIONS

1. Move to adopt the proposed ordinance in Attachment A: An Ordinance Concerning System Development Charge Methodology; Amending Section 7.715 of the Eugene Code, 1971.
2. Move to adopt the proposed resolution in Attachment B: A Resolution Adopting the Parks and Recreation SDC Project Plan; Repealing Resolution NO. 4863; And Providing an Effective Date.
3. Move to adopt the proposed resolution in Attachment C: A Resolution Adopting Amendments To The System Development Charge Methodologies (General Methodology And Appendices A, E and F) Originally Adopted By Resolution NO. 4900; Repealing Resolution NO. 4929; Repealing Resolution NO. 4977; Decreasing SDC Administrative Fees; Providing A Phased SDC Increase; And Providing An Effective Date.

ATTACHMENTS

- A. Proposed Ordinance Concerning System Development Charge Methodology; Amending Section 7.715 of the Eugene Code, 1971.
- B. Proposed Resolution Adopting the Parks and Recreation SDC Project Plan; Repealing Resolution No. 4863; and Providing an Effective Date.

Includes:

- Exhibit A: City of Eugene Parks and Recreation SDC Project Plan.

- C. Proposed Resolution Adopting Amendments to the System Development Charge Methodologies (General Methodology and Appendices A, E and F) Originally Adopted by Resolution No. 4900; Repealing Resolution No. 4929; Repealing Resolution No. 4977; Decreasing SDC Administrative Fees; Providing a Phased SDC Increase; and Providing an Effective Date.

Includes:

- Exhibit A: Amendments to the City of Eugene System Development Charge Methodologies,
General Methodology;
- Exhibit B: Amendment to the City of Eugene System Development Charge Methodologies,
Appendix A “Definitions of General Terms and Transportation Use Codes Cross-References for Wastewater & Parks SDCs Based Upon HUD BPR Use Codes Descriptions”
- Exhibit C: Amendments to the City of Eugene System Development Charge Methodologies,
Appendix F “Local SDC System Formulas and General Fee Schedule”
- Exhibit D: Replacement to the City of Eugene System Development Charge Methodologies,
Appendix E “Parks System Charge Detail”
- Exhibit E: Parks and Recreation SDC Rates (January 1, 2022 through December 31, 2024)

FOR MORE INFORMATION

Staff Contact: Carolyn Burke, Parks and Natural Resource Planning Manager

Telephone: 541-682-4914

Staff E-Mail: cburke@eugene-or.gov

ORDINANCE NO. _____

AN ORDINANCE CONCERNING SYSTEM DEVELOPMENT CHARGE METHODOLOGY; AMENDING SECTION 7.715 OF THE EUGENE CODE, 1971.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Subsection (2) of Section 7.715 of the Eugene Code, 1971, is amended to provide as follows:

7.715 SDC - Compliance With State Law.

(2) The capital improvement plan required by state law as the basis for expending systems development charge revenues for capital improvements shall be the Eugene Capital Improvement Program (CIP), ~~and the comprehensive plan as adopted by the council (Plan), the Transportation SDC Project Plan, *the Parks and Recreation SDC Project Plan* and other city facilities plans that may include SDC-eligible capital projects, or the.~~ ***It may also include a*** capital improvement plan adopted by another governmental body which was used by the city manager in establishing the methodology for the systems development charge, ~~provided such capital improvement plan is consistent with the CIP, the Transportation SDC Project Plan, and the Plan.~~

Section 2. The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Passed by the City Council this

_____ day of July, 2020

City Recorder

Approved by the Mayor this

_____ day of July, 2020

Mayor

RESOLUTION NO. ____

**A RESOLUTION ADOPTING THE PARKS AND RECREATION SDC
PROJECT PLAN; REPEALING RESOLUTION NO. 4863; AND
PROVIDING AN EFFECTIVE DATE.**

The City Council of the City of Eugene finds that:

A. The City of Eugene’s Parks and Recreation System Development Charge Project Plan (“the Plan”) attached as Exhibit A to this Resolution includes a list of the Parks and Recreation capital improvements that the City intends to fund, in whole or in part, with revenues from a System Development Charge (“SDC”) improvement fee for those capital improvements, as provided in ORS 223.309.

B. Public involvement was a major component of the Plan preparation process, culminating with a public hearing on January 21, 2020.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

Section 1. Based on the above findings which are adopted, and the public hearing held on this matter, the City of Eugene Parks and Recreation SDC Project Plan attached as Exhibit A to this Resolution is approved.

Section 2. Resolution No. 4863 is hereby repealed.

Section 3. This Resolution shall become effective on August 13, 2020.

The foregoing Resolution adopted the ____ day of _____, 2020.

City Recorder

**Exhibit A: Parks and Recreation
SDC Project Plan**



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN

June 2020

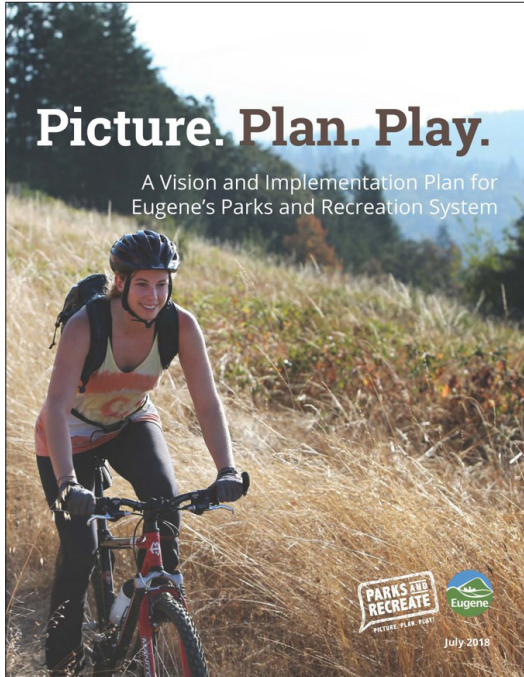


TABLE OF CONTENTS

INTRODUCTION	3
SDC PROJECT LIST OVERVIEW	4
Parks and Recreation Priorities	4
Project Costs	4
PARKS AND RECREATION SDC TABLES	5
City-Wide SDC Project List	6
Bethel Planning District SDC Project List	7
City Central Planning District SDC Project List	8
River Road/ Santa Clara Planning District SDC Project List	9
Southeast Planning District SDC Project List	10
Southwest Planning District SDC Project List	12
Willakenzie Planning District SDC Project List	13
PARKS AND RECREATION SDC PROJECT MAPS	14
Bethel Planning District SDC Project Map	15
City Central Planning District SDC Project Map	16
River Road/ Santa Clara Planning District SDC Project Map	17
Southeast Planning District SDC Project Map	18
Southwest Planning District SDC Project Map	19
Willakenzie Planning District SDC Project Map	20
Parks and Recreation SDC Incentive Areas Map	21



INTRODUCTION



In July of 2018, City Council unanimously adopted *Picture. Plan. Play. A Vision and Implementation Plan for Eugene's Parks and Recreation System*, commonly referred to as the Parks and Recreation System Plan. This plan was built on the input of over 12,000 individuals who participated in a multi-year, award-winning public engagement process. The plan outlines a vision to be implemented over the next 30 years:

The vision for parks and recreation in Eugene is a system of beautiful, inspiring places that foster personal, community and environmental health while upholding four core principles:

- ▶ Care for and make the most of what we have
- ▶ Serve the entire community
- ▶ Create more connections
- ▶ Build better partnerships

These principles respond to current challenges and look forward in anticipation of a growing population whose reliance on parks and recreation will become even more central to preserving Eugene's exceptional quality of life.

Implementation of the Parks and Recreation System Plan will require multiple capital funding sources, including System Development Charges (SDCs), bond measures, grants, donations and partnerships. SDC improvement fees are specifically targeted towards funding portions of the system improvements that are required to support an expanding population.

To address the requirement of ORS223.309, this Project Plan includes a list of the capital improvements that the City intends to fund, in whole or in part, with revenues from improvement fees collected through Parks and Recreation SDCs.





SDC PROJECT LIST OVERVIEW

The adoption of the Parks and Recreation System Plan in July of 2018 established a new project list and prioritized project implementation. That project list was used as the basis for the SDC project list included in this plan. The subset of projects and project costs included in this plan are those needed to increase the capacity of the parks and recreation system to serve the next twenty years of population growth.

PARKS AND RECREATION PRIORITIES

The Parks and Recreation System Plan identified four core principles:

- ▶ *Care for and make the most of what we have*
- ▶ *Serve the entire community*
- ▶ *Create more connections*
- ▶ *Build better partnerships*

With these principles as a foundation, a set of criteria was developed to prioritize parks and recreation capital projects. The criteria were applied to each project, taking into account the unique needs of each planning district and triple bottom line considerations of social equity, environmental health, and economic prosperity.

The resulting priority ranking is an indication of the time-frame for project completion. A priority 1 rating is proposed for completion in the 1-10 year time frame and a priority 2 rating for the 11-20 year time frame. The 20-year planning horizon is based on data from 2015–2035. Projects with multiple ratings (i.e. 1/ 2) are proposed for completion in phases due to either high dollar costs or projects that are more practically implemented over a number of years, such as trails and property acquisition.

PROJECT COSTS

Costs for each of the SDC eligible projects are shown in the project list tables with a break down that shows the estimated costs and percentage of costs eligible to be funded from SDC improvement fees in the "Growth % of Total Project Cost" column. The costs shown on the project list tables were included in the Parks and Recreation System Plan and reflect planning-level estimates. All costs are rounded and provided in 2016 dollars.





TABLES

The SDC project list is organized into a common city-wide list and six neighborhood planning districts. Geographical-based planning facilitates analysis of the unique characteristics, needs, and opportunities of each area.

- ▶ City-wide
- ▶ Bethel
- ▶ City Central
- ▶ River Road/ Santa Clara
- ▶ Southeast
- ▶ Southwest
- ▶ Willakenzie

Each project is assigned a project number that correlates to the accompanying maps and to the Parks and Recreation System Plan Project List.

The project list includes both improvements to existing parks, and acquisition and development of new parks, trails and facilities. New capacity costs include improvements that increase the level of performance of existing parks (to serve additional users), and new parks and facilities. For more information on how growth costs for each type of project were determined, see the Parks SDC Methodology, Appendix E.

Note: Calculations were produced by computer spreadsheets where numbers extend beyond the decimal places shown in the tables presented. These slight variations exist due to rounding and are not material.





PARKS AND RECREATION SDC PROJECT LIST

Project Number	Facility Type	Project Name	Timeframe (Priority)*	Total Cost	Rehabilitation Cost	New Capacity Cost	Growth Cost	Growth % of Total Project Cost
City-Wide								
E2	Systemwide	Implement comprehensive signage improvements	1/2	\$150,000	\$105,000	\$45,000	\$8,435	6%
E5	Systemwide	Develop and implement a comprehensive approach to locating inclusive play	1/2	\$800,000	\$240,000	\$560,000	\$104,963	13%
E6	School	Update school playground usage agreements and partner to provide renovations as needed	1/2	\$1,000,000	\$500,000	\$500,000	\$93,717	9%
E8	Systemwide	Develop and implement a comprehensive approach to locating multi-generational play-grounds/exercise equipment	1/2	\$1,000,000	0	\$1,000,000	\$187,433	19%
E9	Systemwide	Continue to make ADA accessibility improvements throughout system	1	\$300,000	0	\$300,000	\$56,230	19%
E11	Other	P'etanche Court Improvements	2	\$30,000	0	\$30,000	\$30,000	100%
E14	Metro	River visioning project implementation to improve safe access to the Willamette River for swimming, fishing, paddling and nature viewing while maintaining or improving habitat for fish and wildlife	1/2	\$6,000,000	0	\$6,000,000	\$859,928	14%
E15	Natural Area	Amazon Creek water trail feasibility study	2	\$75,000	0	\$75,000	\$37,886	51%
E16	Natural Area	Trail Plan Special Studies	1/2	\$50,000	0	\$50,000	\$25,257	51%
E18	Other	Bicycle related facilities including mountain bike skills park, pump track and educational traffic garden	2	\$100,000	0	\$100,000	\$50,514	51%
E19	Natural Area	Feasibility study of bike/ped bridge over Willamette River to connect to Springfield	2	\$100,000	0	\$100,000	\$50,514	51%
E22	Natural Area	Access and parking improvements at high-use trailheads	1	\$1,000,000	0	\$1,000,000	\$752,571	75%

* Priority 1 rating = 1-10 years; Priority 2 = 11-20 years; Priority 1/ 2 = phased implementation over 20 years



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

Project Number	Facility Type	Project Name	Timeframe (Priority)*	Total Cost	Rehabilitation Cost	New Capacity Cost	Growth Cost	Growth % of Total Project Cost
BETHEL PLANNING DISTRICT								
B1	Nhood	Acquire new neighborhood park sites in under-served areas (Bc; Be)	2	\$1,800,000	0	\$1,800,000	\$1,800,000	100%
B2	Community	Golden Gardens Park general park development to serve Ba	1	\$1,000,000	0	\$1,000,000	\$885,307	89%
B5	Rec Facility	Multi-field sports complex	1/2	\$25,100,000	0	\$25,100,000	\$17,642,178	70%
B7	Nhood	Andrea Ortiz Park development and access improvements	1	\$800,000	0	\$800,000	\$800,000	100%
B8	Nhood	Build playground at Echo Hollow Pool to serve Bd	1	\$200,000	0	\$200,000	\$194,081	97%
B13	Community	Bethel Community Park spray play	1	\$400,000	0	\$400,000	\$174,938	44%
B14	Community	Bethel Community Park running trail (Trail Plan #44)	2	\$75,000	0	\$75,000	\$40,182	54%
B15	Natural Area	Enhance and provide interpretation for Bethel Community Park wetland	2	\$20,000	\$14,000	\$6,000	\$341	2%
B17	Community	Petersen Park community garden	2	\$200,000	0	\$200,000	\$168,690	84%
B25	Natural Area	Fir Butte habitat restoration (BLM)	2	\$40,000	\$26,000	\$14,000	\$797	2%
B26	Natural Area	Willamette Daisy Meadow and Green Hill to Fern Ridge habitat restoration	2	\$50,000	\$25,000	\$25,000	\$1,423	3%
B28	Natural Area	A2 Channel to Meadowlark Prairie Trail acquisition (Trail Plan #C9)	1/2	\$1,280,000	0	\$1,280,000	\$685,778	54%
B29	Other	Farm Belt Trail connection from Hwy 99 to A2 Channel trail acquisition (Trail Plan #C10)	1/2	\$700,000	0	\$700,000	\$375,035	54%
B30	Natural Area	Kalapuya High School to Dragonfly Bend trail acquisition (Trail Plan #38)	2	\$500,000	0	\$500,000	\$267,882	54%
B33	Natural Area	West Eugene Wetlands at Greenhill to Fern Ridge Reservoir/ Fir Butte Road trail development (Trail Plan #29)	2	\$100,000	0	\$100,000	\$50,514	51%
B35	Nhood	Improve access to Irwin Park from Bb	1	\$75,000	0	\$75,000	\$6,317	8%
B36	Nhood	Improve access to Malabon Elementary playground to serve Bd	1	\$75,000	0	\$75,000	\$6,317	8%
B37	Nhood	Improve access to Petersen Park to serve Bf	1	\$50,000	0	\$50,000	\$9,372	19%
B41	Systemwide	Eugene Recreational Walking Routes Planning/ Neighborhood Greenways: Bethel	1	\$150,000	0	\$150,000	\$28,115	19%
B42	Rec Facility	Echo Hollow Pool expansion/ remodel	1	\$10,500,000	\$3,967,000	\$6,533,000	\$3,741,388	36%
B43	Rec Facility	Petersen Barn expansion/ remodel	2 ver 20 years	\$6,771,527	\$1,196,000	\$5,575,527	\$1,857,533	27%

* Priority 1 rating = 1-10 years; Priority 2 = 11-20 years; Priority 1/ 2 = phased implementation over 20 years

7

July 13, 2020 Meeting - Item 6



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

Project Number	Facility Type	Project Name	Timeframe (Priority)*	Total Cost	Rehabilitation Cost	New Capacity Cost	Growth Cost	Growth % of Total Project Cost
CITY CENTRAL PLANNING DISTRICT								
C1	Metro	Riverfront Park and Plaza at former EWEB site to serve CCa	1	\$4,500,000	0	\$4,500,000	\$4,500,000	100%
C2	Metro	Acquire land or easement in front of SMJ house	2	\$750,000	0	\$750,000	\$750,000	100%
C3	Metro	Acquire land at 4j admin site	2	\$1,000,000	0	\$1,000,000	\$1,000,000	100%
C4	Community	City Central dog park (location TBD)	2	\$250,000	0	\$250,000	\$109,336	44%
C5	Metro	Downtown play area to serve CCa	1	\$1,000,000	0	\$1,000,000	\$970,405	97%
C13	Metro	Washington/Jefferson Park master plan and renovation	2	\$500,000	\$100,000	\$400,000	\$57,329	11%
C14	Metro	Washington/Jefferson Park basketball court rehabilitation	1	\$150,000	\$30,000	\$120,000	\$22,492	15%
C17	Metro	Skinner Butte Park habitat restoration	1/2	\$80,000	\$20,000	\$60,000	\$8,599	11%
C18	Metro	Skinner Butte Park pedestrian trails (Trail Plan #43)	1/2	\$142,000	0	\$142,000	\$71,730	51%
C24	Metro	Owen Rose Garden Management Plan & Renovation	2	\$25,000	\$12,500	\$12,500	\$2,343	9%
C27	Metro	South Bank running trail (Trail Plan #32)	1	\$250,000	0	\$250,000	\$126,286	51%
C31	Nhood	Eugene Recreational Walking Routes Planning / N'hood Greenways: City Central	2	\$150,000	0	\$150,000	\$150,000	100%
C32	Rec Facility	Campbell Community Center expansion/remodel	1	\$5,000,000	\$1,667,178	\$3,332,822	\$1,118,269	22%
C33	Rec Facility	River House Outdoor Center expansion/remodel	2	\$2,979,000	\$45,000	\$2,934,000	\$977,486	33%

* Priority 1 rating =1-10 years; Priority 2 = 11-20 years; Priority 1/ 2 = phased implementation over 20 years



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

Project Number	Facility Type	Project Name	Timeframe (Priority)*	Total Cost	Rehabilitation Cost	New Capacity Cost	Growth Cost	Growth % of Total Project Cost
RIVER ROAD/ SANTA CLARA PLANNING DISTRICT								
RS1	Nhood	Acquire new neighborhood park sites in underserved areas (RSc; RSd; RSg; RSh)	1/2	\$2,800,000	0	\$2,800,000	\$2,800,000	100%
RS2	Metro	Acquire and build urban plaza to serve RSc	1/2	\$2,000,000	0	\$2,000,000	\$1,469,479	73%
RS3	Community	Santa Clara Community Park acquisition	1/2	\$2,500,000	0	\$2,500,000	\$2,500,000	100%
RS4	Community	Santa Clara Community Park development	1/2	\$5,000,000	0	\$5,000,000	\$4,426,537	89%
RS5	Community	Santa Clara Community Park running trail (Trail Plan #37)	2	\$150,000	0	\$150,000	\$80,365	54%
RS7	Nhood	Ferndale Park development	1	\$1,000,000	0	\$1,000,000	\$970,405	97%
RS8	Nhood	Lone Oak Park development	2	\$1,000,000	0	\$1,000,000	\$970,405	97%
RS9	Nhood	Ruby Park development	1	\$750,000	0	\$750,000	\$727,804	97%
RS10	Nhood	Terra Linda Park development	2	\$1,000,000	0	\$1,000,000	\$970,405	97%
RS12	Nhood	West Bank/ Hillcrest Site	2	\$750,000	0	\$750,000	\$727,804	97%
RS14	Nhood	West Bank Park playground(s) to serve RSe and RSh	1	\$700,000	0	\$700,000	\$679,283	97%
RS15	Community	RR/SC community garden (location TBD)	1	\$200,000	0	\$200,000	\$168,690	84%
RS16	Community	RR/SC dog park (location TBD)	1	\$250,000	0	\$250,000	\$109,336	44%
RS17	Community	RR/SC spray play at Santa Clara Community Park	2	\$350,000	0	\$350,000	\$153,071	44%
RS27	Natural Area	Acquire riverfront property between between Beltline and Hileman Landing to provide access to natural areas and connectivity	1/2	\$2,000,000	0	\$2,000,000	\$1,628,611	81%
RS30	Other	Farm Belt Trail connection from Hileman Landing to Hwy 99 trail acquisition (Trail Plan #C10)	1/2	\$1,000,000	0	\$1,000,000	\$535,764	54%
RS31	Linear	West Bank Path running trail (Trail Plan #31)	2	\$252,000	0	\$252,000	\$127,296	51%
RS32	Nhood	Improved crossing of Irvington, at Arrowhead	1	\$75,000	0	\$75,000	\$6,317	8%
RS39	Nhood	Eugene Recreational Walking Routes Planning / N'hood Greenways: RR/SC	1	\$150,000	0	\$150,000	\$150,000	100%

* Priority 1 rating =1-10 years; Priority 2 = 11-20 years; Priority 1/ 2 = phased implementation over 20 years 9



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

Project Number	Facility Type	Project Name	Timeframe (Priority)*	Total Cost	Rehabilitation Cost	New Capacity Cost	Growth Cost	Growth % of Total Project Cost
SOUTHEAST PLANNING DISTRICT								
SE1	Nhood	Acquire new neighborhood park sites in underserved areas (SEb; SEf)	2	\$1,250,000	0	\$1,250,000	\$1,250,000	100%
SE2	Community	Acquire Amazon Park inholdings	1	\$500,000	0	\$500,000	\$500,000	100%
SE4	Natural Area	Tugman Park habitat restoration	2	\$50,000	\$30,000	\$20,000	\$1,138	2%
SE12	Community	Westmoreland Park tennis court renovation	2	\$650,000	\$260,000	\$390,000	\$73,099	11%
SE17	Natural Area	Habitat renovation in Amazon ash forest and wet prairie sites	1/2	\$50,000	\$17,500	\$32,500	\$1,850	4%
SE18	Metro	Hendricks Park rehabilitation	2	\$500,000	\$200,000	\$300,000	\$42,996	9%
SE19	Metro	Hendricks Park Rhododendron Garden management plan and rehabilitation	1/2	\$150,000	\$60,000	\$90,000	\$16,869	11%
SE22	Metro	Hendricks Park Forest Management Plan implementation and habitat restoration	2	\$250,000	\$125,000	\$125,000	\$17,915	7%
SE24	Metro	Wayne Morse Family Farm nature play to serve SEb	2	\$100,000	0	\$100,000	\$14,332	14%
SE25	Natural Area	Wayne Morse habitat restoration	2	\$50,000	\$25,000	\$25,000	\$1,423	3%
SE36	Natural Area	Amazon Creek habitat restoration	1/2	\$1,400,000	\$700,000	\$700,000	\$39,838	3%
SE39	Natural Area	Moon Mountain habitat restoration	2	\$50,000	\$30,000	\$20,000	\$1,138	2%
SE42	Natural Area	Implement Mariposa Woodlands (Spencer Butte) habitat restoration management plan	1	\$75,000	\$37,500	\$37,500	\$2,134	3%
SE44	Natural Area	Spur and neighborhood connector trails in various locations acquisition (Priority 2) (Trail Plan #5, 7, 8, 9, 10, 13, 15, 16)	2	\$250,000	0	\$250,000	\$133,941	54%
SE45	Natural Area	Moon Mountain to 30th Avenue trail connector loop acquisition (Trail Plan #21)	2	\$945,000	0	\$945,000	\$506,297	54%
SE46	Natural Area	Ribbon Trail to Bloomberg Park trail acquisition (Trail Plan #22)	2	\$250,000	0	\$250,000	\$133,941	54%
SE47	Natural Area	Suzanne Arlie Park to 30th Avenue trail acquisition (Trail Plan #C7)	1/2	\$900,000	0	\$900,000	\$482,188	54%
SE48	Natural Area	30th Avenue to Moon Mountain Park trail acquisition (Trail Plan #C8)	2	\$200,000	0	\$200,000	\$107,153	54%

* Priority 1 rating =1-10 years; Priority 2 = 11-20 years; Priority 1/ 2 = phased implementation over 20 years



Project Number	Facility Type	Project Name	Timeframe (Priority)*	Total Cost	Rehabilitation Cost	New Capacity Cost	Growth Cost	Growth % of Total Project Cost
SOUTHEAST PLANNING DISTRICT (continued)								
SE49	Natural Area	Moon Mountain to Willamette River basin trail acquisition (Trail Plan #C12)	2	\$200,000	0	\$200,000	\$107,153	54%
SE50	Natural Area	South Eugene Meadows pedestrian trail (Trail Plan #3)	2	\$65,000	0	\$65,000	\$32,834	51%
SE51	Natural Area	South Eugene Meadows to Ridgeline Trail at Willamette Street (Trail Plan #4)	1	\$275,000	0	\$275,000	\$138,914	51%
SE52	Natural Area	Spur and neighborhood connector trails in various locations (Priority 1) (Trail Plan #11, 14, 17)	1	\$175,000	0	\$175,000	\$88,400	51%
SE54	Natural Area	Spencer Butte restroom improvements	1	\$250,000	0	\$250,000	\$14,228	6%
SE55	Natural Area	Spencer Butte Park west side pedestrian trail (Trail Plan #12a)	1	\$100,000	0	\$100,000	\$50,514	51%
SE56	Natural Area	Spencer Butte Park barrier-free trail (Trail Plan #39)	1	\$30,000	0	\$30,000	\$15,154	51%
SE57	Metro	Suzanne Arlie Park master plan implementation	2	\$500,000	\$150,000	\$350,000	\$50,162	10%
SE58	Natural Area	Suzanne Arlie Park Ridgeline Trail extension (Trail Plan #18)	1	\$260,000	0	\$260,000	\$131,337	51%
SE59	Natural Area	Suzanne Arlie Park connector trails and trailhead (Trail Plan #19)	2	\$625,000	0	\$625,000	\$315,714	51%
SE61	Natural Area	Moon Mountain Park shared-use trail and trailhead (Trail Plan #20)	2	\$350,000	0	\$350,000	\$176,800	51%
SE65	Nhood	Eugene Recreational Walking Routes Planning / N'hood Greenways: Southeast Eugene	2	\$150,000	0	\$150,000	\$150,000	100%

* Priority 1 rating =1-10 years; Priority 2 = 11-20 years; Priority 1/ 2 = phased implementation over 20 years



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

Project Number	Facility Type	Project Name	Timeframe (Priority)*	Total Cost	Rehabilitation Cost	New Capacity Cost	Growth Cost	Growth % of Total Project cost
SOUTHWEST PLANNING DISTRICT								
SW1	Nhood	Acquire new neighborhood parks in underserved areas (Swa; SWc/f; SWg)	2	\$2,100,000	0	\$2,100,000	\$2,100,000	100%
SW3	Nhood	Mattie Reynolds Park development	1	\$1,000,000	0	\$1,000,000	\$970,405	97%
SW4	Nhood	Warbling Creek Park development	2	\$1,000,000	0	\$1,000,000	\$970,405	97%
SW5	Community	Southwest spray play (location TBD)	2	\$350,000	0	\$350,000	\$153,071	44%
SW6	Community	Southwest dog park (location TBD)	2	\$250,000	0	\$250,000	\$109,336	44%
SW7	Nhood	Amazon channel playground to serve SWd	1	\$250,000	0	\$250,000	\$242,601	97%
SW8	Natural Area	Melvin Miller nature play to serve SWg	1	\$100,000	0	\$100,000	\$97,040	97%
SW11	Community	Churchill Sports Park renovation	2	\$1,250,000	\$625,000	\$625,000	\$553,317	44%
SW13	School	Churchill HS tennis court renovation (4J)	1	\$650,000	\$195,000	\$455,000	\$85,282	13%
SW18	Linear	Fern Ridge Path linear park enhancements	1	\$500,000	\$250,000	\$250,000	\$46,858	9%
SW21	Natural Area	Murray Hill habitat restoration	2	\$60,000	\$39,000	\$21,000	\$1,195	2%
SW22	Natural Area	Wild Iris Ridge habitat restoration	1/2	\$75,000	\$37,500	\$37,500	\$2,134	3%
SW25	Natural Area	Willow Creek Rd to West 11th Ave trail acquisition (Trail Plan #C2)	2	\$525,000	0	\$525,000	\$281,276	54%
SW26	Natural Area	Murray Hill to Wild Iris Ridge trail acquisition (Trail Plan #C3)	2	\$805,000	0	\$805,000	\$431,290	54%
SW27	Natural Area	Wild Iris Ridge to Fern Ridge Path trail acquisition (Trails Plan #C4)	1	\$276,000	0	\$276,000	\$147,871	54%
SW28	Natural Area	Wild Iris Ridge to Blanton Road and South Eugene Meadows trail acquisition (Trail Plan #C5)	1/2	\$4,000,000	0	\$4,000,000	\$2,143,057	54%
SW31	Natural Area	Wild Iris Ridge (south end) shared-use trail (Trail Plan #2)	2	\$150,000	0	\$150,000	\$75,771	51%
SW33	Natural Area	Murray Hill shared-use trail (Trail Plan #41)	2	\$145,000	0	\$145,000	\$73,246	51%
SW34	Nhood	Eugene Recreational Walking Routes Planning / N'hood Greenways: Southwest Eugene	1	\$150,000	0	\$150,000	\$150,000	100%
SW35	Rec Facility	New multipurpose community center and pool facility	1/2	\$18,200,000	0	\$18,200,000	\$6,063,480	33%

* Priority 1 rating =1-10 years; Priority 2 = 11-20 years; Priority 1/ 2 = phased implementation over 20 years 12



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

Project Number	Facility Type	Project Name	Timeframe (Priority)*	Total Cost	Rehabilitation Cost	New Capacity Cost	Growth Cost	Growth % of Total Project Cost
WILLAKENZIE PLANNING DISTRICT								
W1	Nhood	Acquire new neighborhood park sites in underserved areas (Wb; Wc; Wf; Wh)	2	\$2,500,000	0	\$2,500,000	\$2,500,000	100%
W2	Nhood	Striker Field development	1	\$3,200,000	0	\$3,200,000	\$3,105,296	97%
W3	Nhood	Chase Commons development	1	\$1,000,000	0	\$1,000,000	\$970,405	97%
W20	School	Sheldon HS tennis court renovation (4J)	2	\$150,000	\$75,000	\$75,000	\$14,058	9%
W23	Metro	Alton Baker Park (west) master plan update and renovation	1/2	\$7,500,000	\$2,250,000	\$5,250,000	\$752,437	10%
W24	Metro	Alton Baker lighting improvements	1/2	\$1,750,000	\$437,500	\$1,312,500	\$238,727	14%
W26	Metro	Alton Baker Park Canoe Canal feasibility study and restoration	1/2	\$6,000,000	\$2,400,000	\$3,600,000	\$515,957	9%
W27	Metro	Whilamut Natural Area of Alton Baker Park master plan update and implementation	1/2	\$200,000	\$100,000	\$100,000	\$18,189	9%
W28	Natural Area	East Bank Path near Beltline to Armitage Park feasibility study	2	\$125,000	0	\$125,000	\$63,143	51%
W29	Natural Area	Acquire natural areas along the Willamette River, north of Beltline	2	\$1,000,000	0	\$1,000,000	\$1,000,000	100%
W30	Natural Area	Delta Ponds bridge and Debrick Slough trail (Trail Plan #34)	1	\$1,000,000	0	\$1,000,000	\$505,143	51%
W37	Nhood	Increase access to Sheldon Sports Park from We	1	\$148,000	0	\$148,000	\$12,465	8%
W38	Nhood	Increase access to Bond Lane Park from Wg	1	\$75,000	0	\$75,000	\$6,317	8%
W39	Systemwide	Eugene Recreational Walking Routes Planning/ Neighborhood Greenways: Willakenzie	1	\$150,000	0	\$150,000	\$28,115	19%
W40	Rec Facility	Sheldon Community Center Expansion/ remodel	1/2	\$10,585,611	\$3,002,000	\$7,583,611	\$2,526,542	24%
W40	Rec Facility	Sheldon Pool Expansion/ remodel	1	\$5,968,170	0	\$5,968,170	\$3,472,058	58%
TOTAL SDC Project Costs				\$213,677,308	\$36,742,178	\$176,935,130	\$95,083,435	
SDC Balance Available (end of FY19)							\$7,805,174	
Calibrated SDC Project Costs							\$87,278,261	

* Priority 1 rating =1-10 years; Priority 2 = 11-20 years; Priority 1/ 2 = phased implementation over 20 years 13



MAPS

The SDC project list is organized into a common city-wide list and six neighborhood planning districts. Each list and the accompanying project numbers correlate to the following maps:

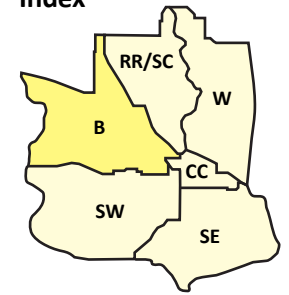
- ▶ Bethel
- ▶ City Central
- ▶ River Road/ Santa Clara
- ▶ Southeast
- ▶ Southwest
- ▶ Willakenzie
- ▶ Parks and Recreation SDC Incentive Areas Map



Other Sub-Area Project Location to be Determined

B41

Index

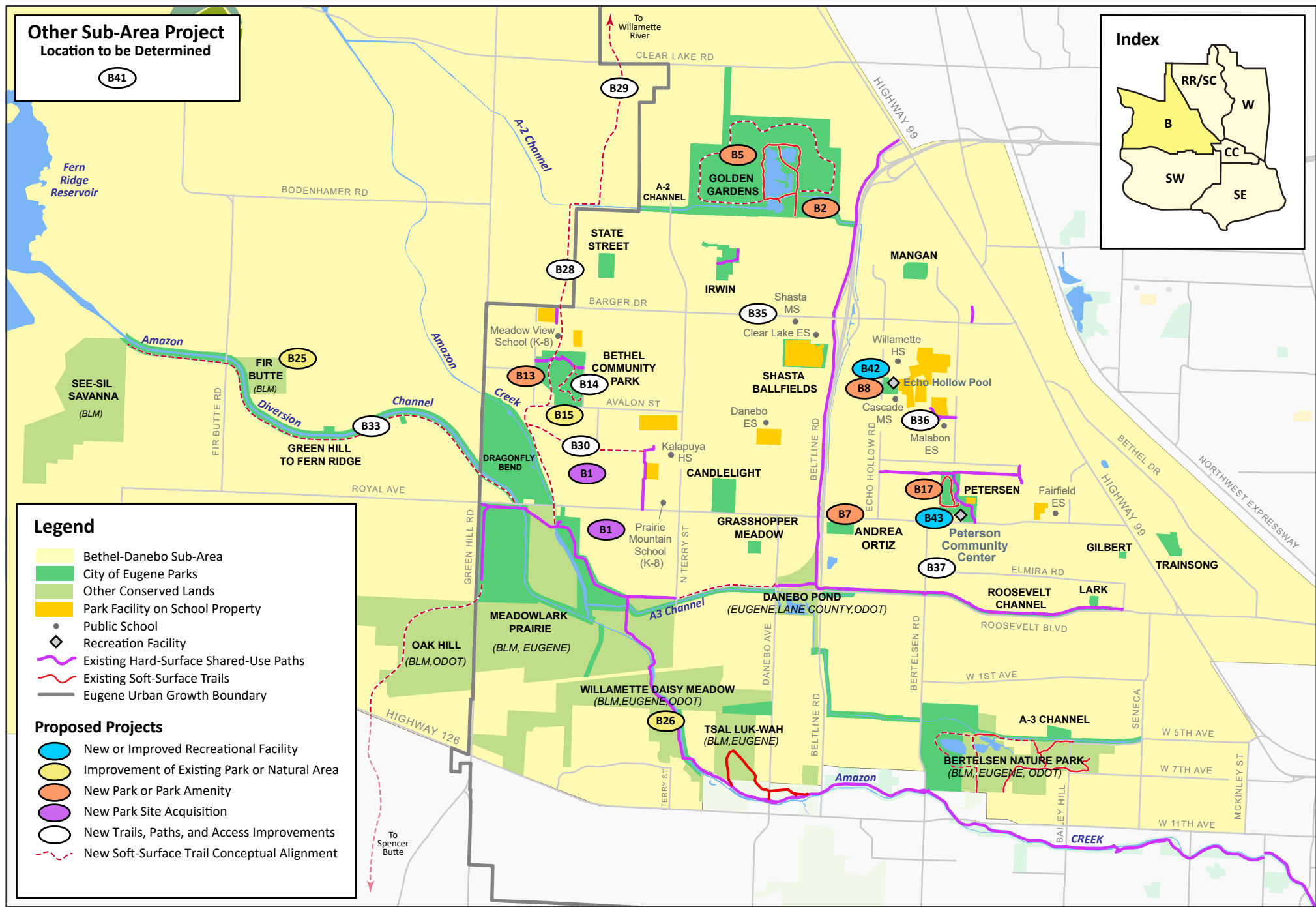


Legend

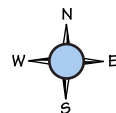
- Bethel-Danebo Sub-Area
- City of Eugene Parks
- Other Conserved Lands
- Park Facility on School Property
- Public School
- Recreation Facility
- Existing Hard-Surface Shared-Use Paths
- Existing Soft-Surface Trails
- Eugene Urban Growth Boundary

Proposed Projects

- New or Improved Recreational Facility
- Improvement of Existing Park or Natural Area
- New Park or Park Amenity
- New Park Site Acquisition
- New Trails, Paths, and Access Improvements
- New Soft-Surface Trail Conceptual Alignment



0 1/4 1/2 Mile
Scale



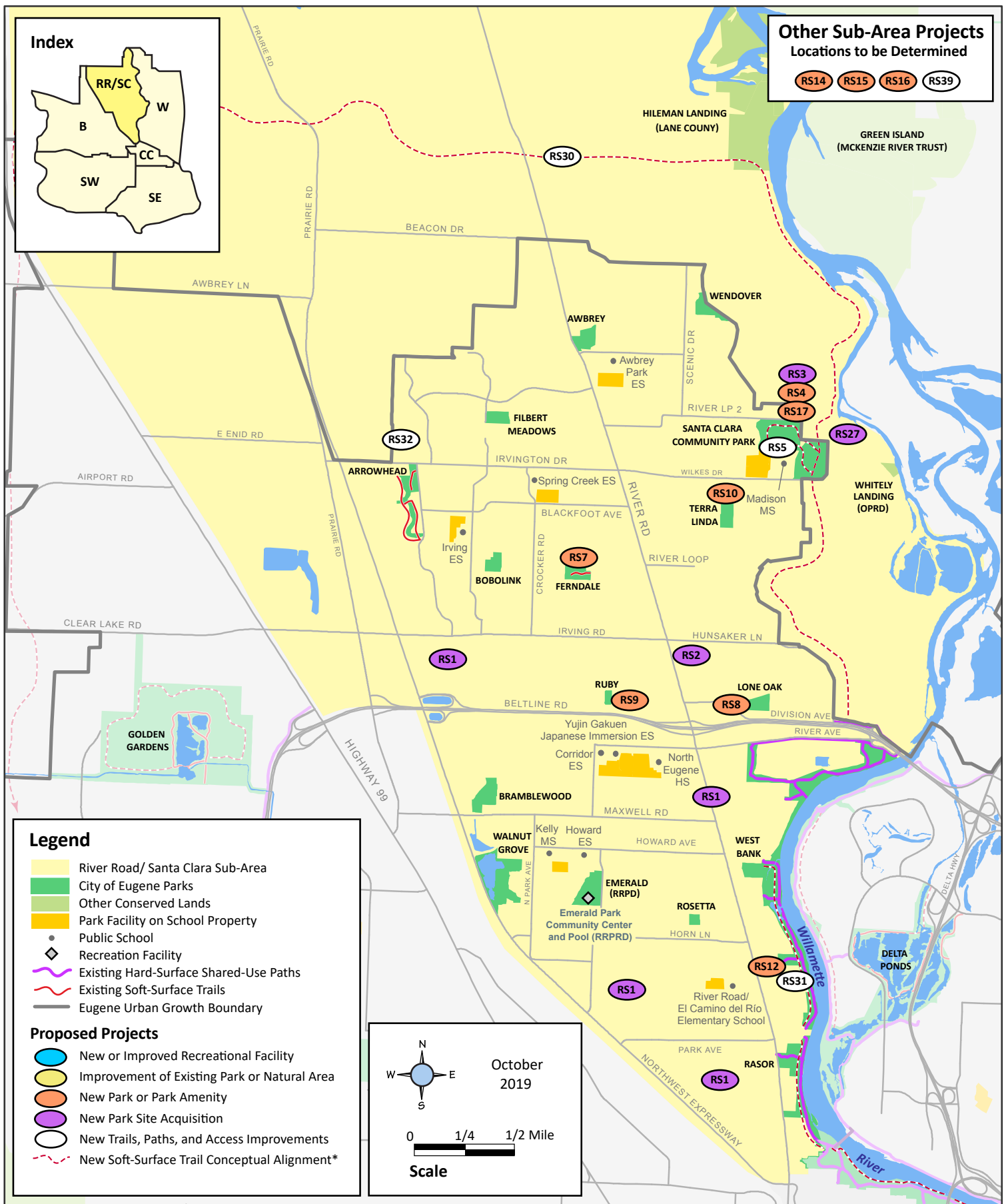
October 2019

15

SDC Projects: Bethel Planning District

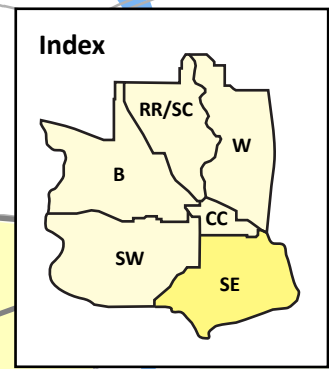
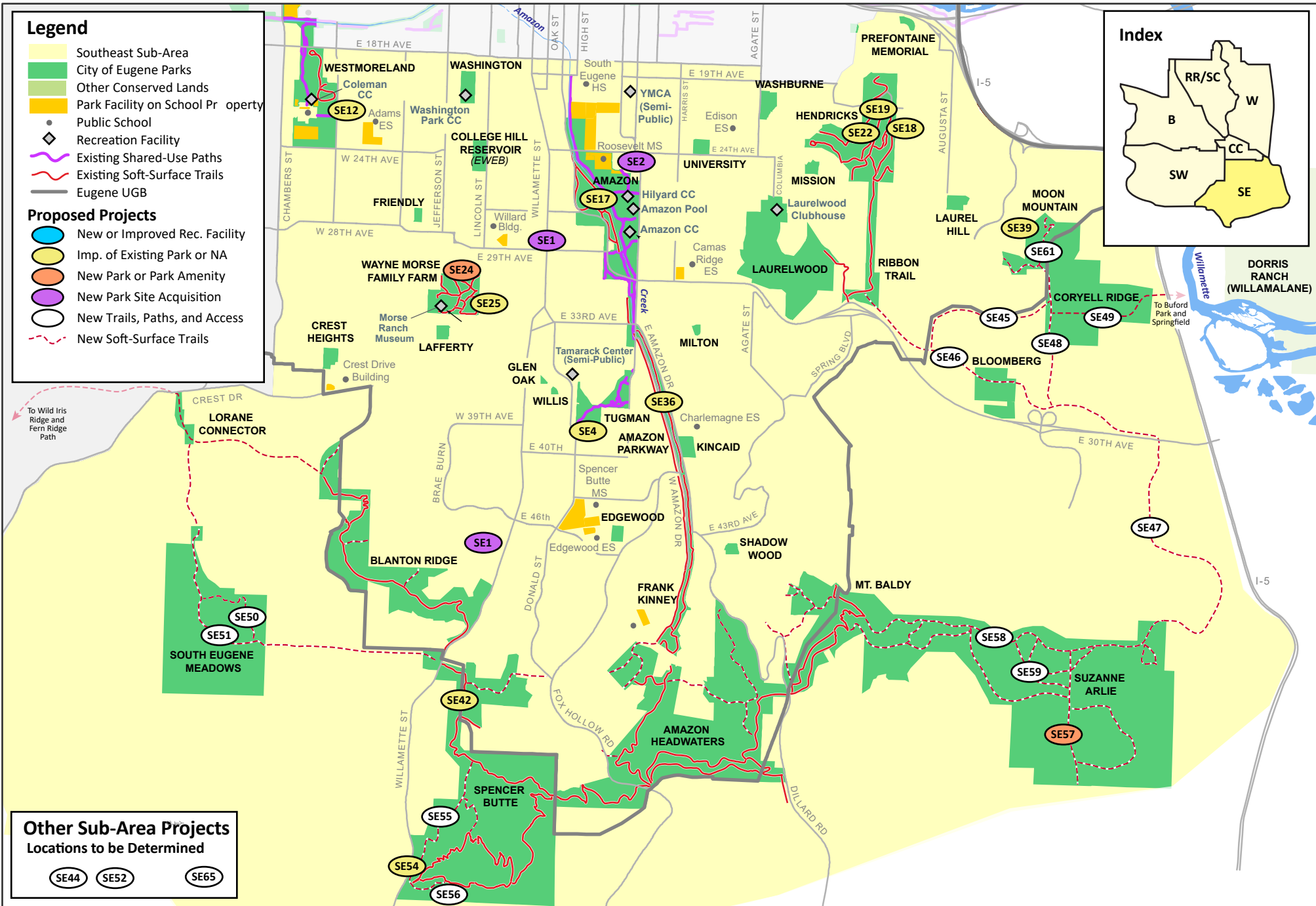
Eugene Parks and Recreation System

July 13, 2020 Meeting - Item 6



SDC Projects: River Road/Santa Clara Planning District

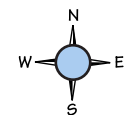
Eugene Parks and Recreation System



0 1/4 1/2 Mile

Scale

October 2019



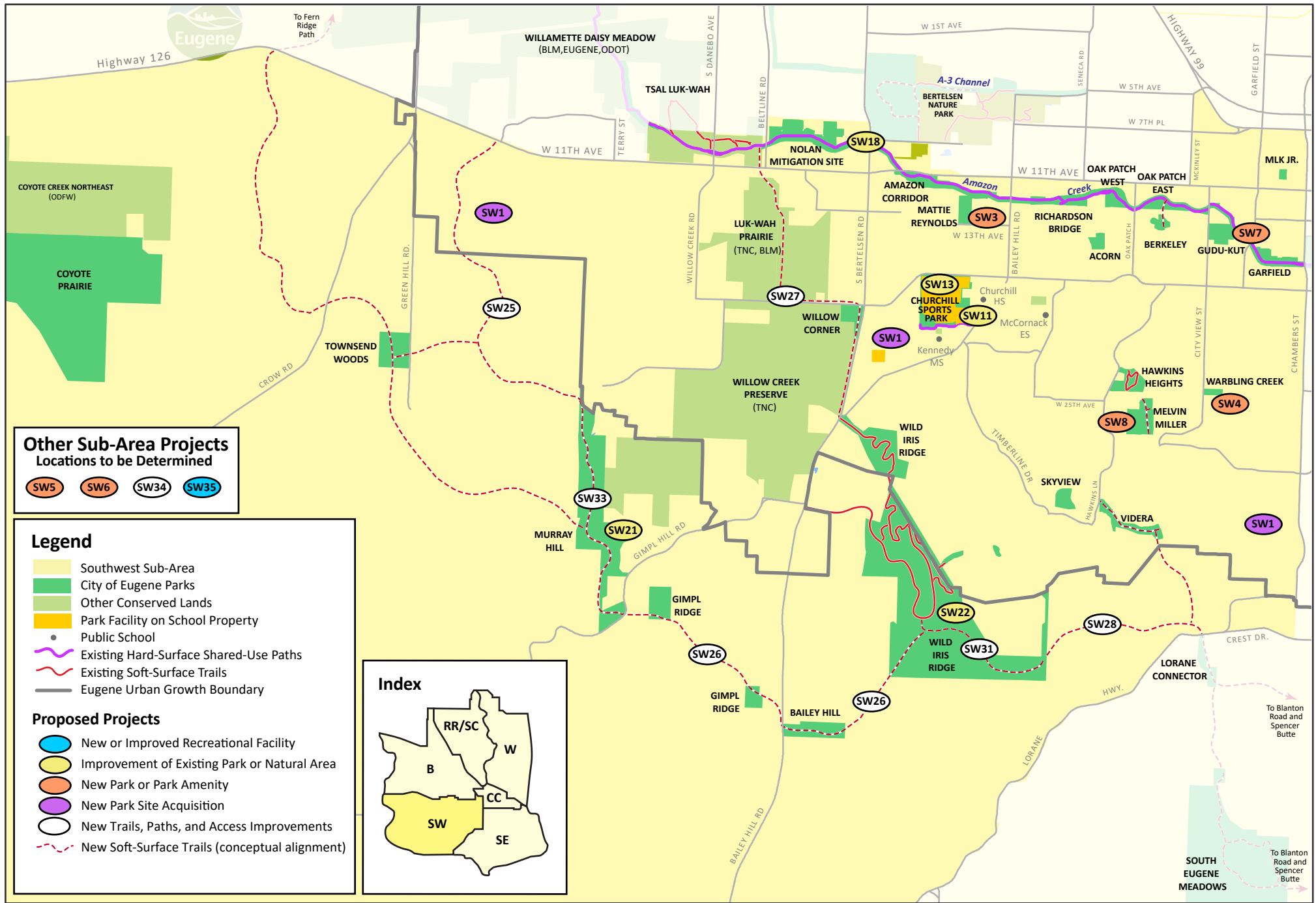
18

SDC Projects: Southeast Planning District

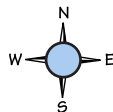
CC Agenda - Page 79

Eugene Parks and Recreation System

July 13, 2020 Meeting - Item 6



0 1/4 1/2 Mile
Scale



October 2019

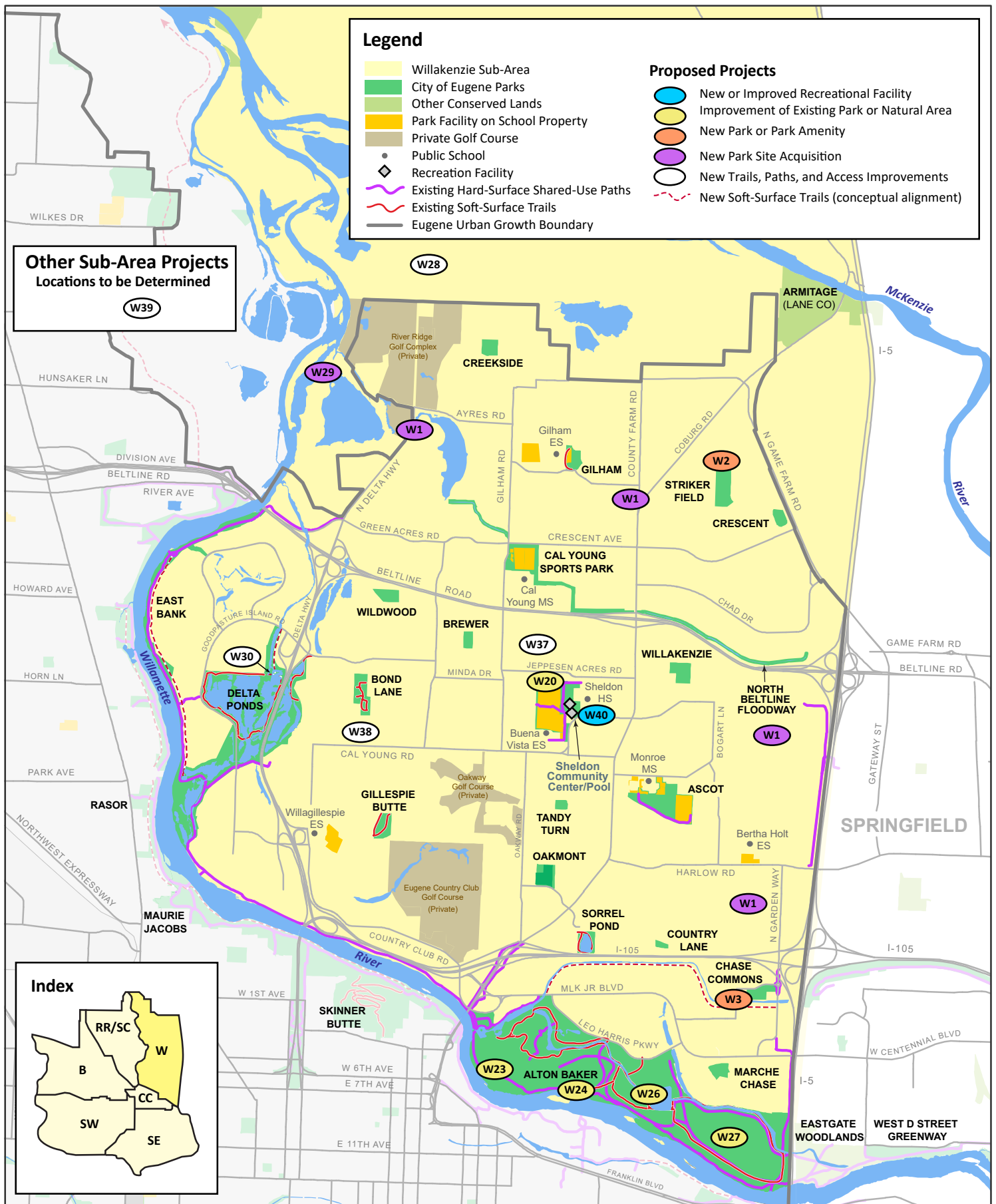
19

CC Agenda - Page 80

SDC Projects: Southwest Planning District

Eugene Parks and Recreation System

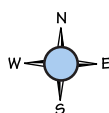
July 13, 2020 Meeting - Item 6



0 1/4 1/2 Mile

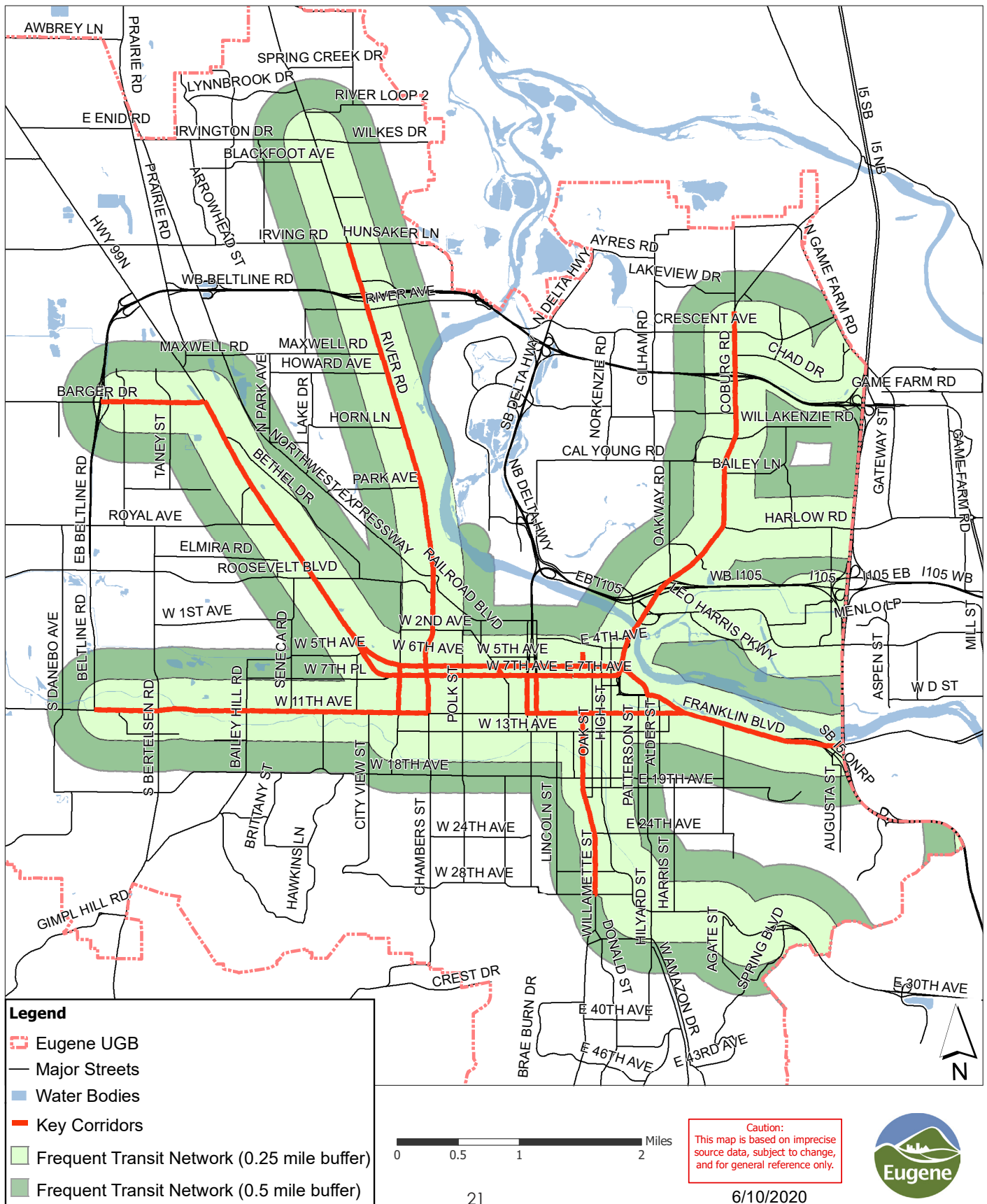
Scale

October 2019



SDC Projects: Willakenzie Planning District *Eugene Parks and Recreation System*

Parks and Recreation SDC Incentive Areas



RESOLUTION NO. _____

A RESOLUTION ADOPTING AMENDMENTS TO THE SYSTEM DEVELOPMENT CHARGE METHODOLOGIES (GENERAL METHODOLOGY AND APPENDICES A, E AND F) ORIGINALLY ADOPTED BY RESOLUTION NO. 4900; REPEALING RESOLUTION NO. 4929; REPEALING RESOLUTION NO. 4977; DECREASING SDC ADMINISTRATIVE FEES; PROVIDING A PHASED SDC INCREASE; AND PROVIDING AN EFFECTIVE DATE.

The City Council of the City of Eugene finds as follows:

A. The City of Eugene System Development Charge Methodologies document was adopted by Resolution No. 4900, effective on May 7, 2007 and has subsequently been amended, most recently by Resolution No. 5254 on November 26, 2018. The most recent change to the SDC administrative fee was made by Resolution No. 4977 on May 26, 2009.

B. The Eugene City Council held a public hearing on January 21, 2020 to accept public testimony on amendments to the System Development Charge Methodologies; testimony suggested a phased increase in parks and recreation system development charges (“SDCs”) and an immediate decrease in the administrative charge imposed when any system development charge is collected.

C. Based on estimates of the periodic and on-going direct and indirect costs associated with complying with the requirements of state law and the cost of administering the SDCs, it is feasible to immediately decrease the Administrative Fee percentage rate from 9% to 5%. The flat rate will remain unchanged at \$80.00.

D. While an increase in SDCs is necessary to keep up with the park and recreation needs of the community, the economic difficulties faced by the community warrant an immediate implementation of the SDC decreases approved by this ordinance and a phased implementation of the SDC increases approved by this ordinance.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. The City of Eugene System Development Charge Methodologies are amended as shown in Exhibits A, B and C to this Resolution more specifically described as follows:

A. Exhibit A – Amendments to the City of Eugene System Development Charge Methodologies, General Methodology;

- B.** Exhibit B – Amendment to the City of Eugene System Development Charge Methodologies, Appendix A “Definitions of General Terms and Transportation Use Codes & Cross-References for Wastewater & Parks SDCs Based Upon HUD BPR Use Codes Descriptions”; and
- C.** Exhibit C – Amendments to the City of Eugene System Development Charge Methodologies, Appendix F “Local SDC System Formulas and General Fee Schedule”.

Section 2. Appendix E to the City of Eugene System Development Charge Methodologies is repealed and replaced with the Appendix E “Parks System Charge Detail” attached at Exhibit D to this Resolution.

Section 3. The unamended portions of the City of Eugene System Development Charge Methodologies, including the entirety of Appendices B, C, and D, remain in full force and effect.

Section 4. Resolution No. 4929 is repealed.

Section 5. Resolution No. 4977 is repealed.

Section 6. In order to phase-in the parks and recreation SDC increases approved by this Ordinance, the City will apply SDCs for parks and recreation according to Exhibit E to this Resolution entitled “Parks and Recreation SDC Rates August 13, 2020, Through December 31, 2023” so that the SDC increases approved by this Ordinance (as set out in Appendices E and F of the City of Eugene System Development Charge Methodologies) will not be applied in full until January 1, 2024.

Section 7. This Resolution shall become effective on August 13, 2020.

Section 8. The City Recorder, at the request of or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained in the exhibits to this Resolution.

The foregoing Resolution adopted the _____ of July, 2020.

City Recorder

**Exhibit A: Amendments to the City of Eugene
System Development Charge Methodologies, General
Methodology**



**City of Eugene
System Development Charge
Methodologies**

~~General Methodology~~

June 2020

TABLE OF CONTENTS

City of Eugene System Development Charges **Methodology**

General

General Methodology	1
Figure G-1Rate- Setting Methodology	16
Table G-1 Potential Impact Reductions and Credits.....	17
Appendix A Definitions of General Terms and Transportation Use Codes.....	A-1
Cross References for Wastewater & Parks SDCs	A-19
Appendix F Local System Formulas and General Fee Schedule	F-1

Transportation

Appendix B Transportation System Charge Methodology and Details	B-1
Table B1..... Model Vehicle Weekday PM Peak Hour Trip Ends	B-2
Table B2..... Reimbursement Fee	B-4
Table B3..... Improvement Fee	B-7
Table B4..... Existing and Future Bike and Pedestrian Facilities.....	B-9
Table B5..... Population Growth	B-9
Table B6..... Existing and Planned LOS.....	B-10
Table B7..... Existing and Growth Capacity Needs for Bicycle and Pedestrian Facilities	B-10
Table B8 Existing and Growth Share of Stand-Alone Bicycle and Pedestrian Improvements.....	B-11
Table B10..... Compact Development Adjustments.....	B-20

Wastewater

Local

Appendix C1... Local Wastewater System Charge Methodology and Details	C-1
Table 6 Local Wastewater System Development Charge Analysis	C-4
Table 7 Local Wastewater Plumbing Fixture Unit Rates.....	C-5
Figure 4 Local Wastewater System	C-6

Regional

Appendix C2... Regional Wastewater System Charge Methodology and Details.....	C-7
---	-----

Stormwater

Appendix D Stormwater System Charge Methodology and Details	D-1
Figure 5 Stormwater System	D-6
Table 8 Stormwater System Development Charge Analysis	D-7
Table 9 Stormwater SDC-Eligible Project List	D-8

Parks—next page

TABLE OF CONTENTS - *continued*

City of Eugene Systems Development Charges

Parks and Recreation

Appendix E Parks System Charge Methodology and Details	E-1
Table E-1 Service Area Equivalent Population Estimates	E-3
Table E-2 Existing and Planned Park Acreage, Trails, and Recreation Facilities	E-5
Table E-3 Existing and Planned Level of Service	E-6
Table E-4 Growth Capacity Needs	E-7
Table E-5 Growth Share of New Parks, Trails and Recreation Facilities	E-8
Table E-6 Growth Share of Planned Improvement Costs- Parks and Trails.....	E-9
Table E-7 Growth Share of Planned Improvement Costs- Recreation Facilities and Amenities	E-10
Table E-8 Improvement Fee Cost Basis	E-11
Table E-9 Reimbursement Fee Cost Basis.....	E-11
Table E-10 SDC Unit Costs by Development Category	E-12
Table E-11 Single-Family Dwelling Unit Occupancy	E-13
Table E-12 Multifamily Dwelling Unit Occupancy	E-14
Table E-13 Occupancy Assumptions- Other Housing.....	E-14
Table E-14 Nonresidential Assumptions	E-15
Table E-15 Compact Development Adjustments for Multifamily Units with 2 or More Bedrooms	E-16
Figure 6 Parks System	E-3
Table 10 Land Acquisition & Development Capacity Analysis by Park Type	E-4
Table 11 Capacity Analysis & Project List Allocations for Facilities	E-5
Table 12 Determination of Growth Capacity Needs for Neighborhood Parks.....	E-7
Table 13 Reimbursement Fee Cost Basis	E-8
Table 14 Improvement Fee Cost Basis	E-9
Table 15 Allocation of Project list Acreage/Cost.....	E-17
Table 16 System-Wide Unit Costs; Res. & Nonres. Develop. per Component....	E-18
Table 17 SDC Schedule	E-19
Table 18 Avg. Number Persons per Structure Type (Grouped), 2000 US Census..	E-20
Table 19 Summary of Nonresidential SDC Classes	E-21

Formulas & Fee Schedule

Appendix F Local System Formulas & General Fee Schedule	F-1
Table B9..... Transportation Trip Rates	F-4

City of Eugene
System Development Charge Methodologies

General Methodology

GENERAL METHODOLOGY

City of Eugene Systems Development Charges

1.0 Introduction

The City's authority to establish and adopt system development charges (SDCs) is granted by the Eugene Charter of 1976 and by ORS 223.297 - 223.314. By virtue of that authority, the City adopted Eugene Code, 1971 sections 7.700 - 7.740 and related provisions.

~~For the purpose of interpreting Eugene Code, 1971 sections 7.700 through 7.740 and this document, the public record before the Council shall constitute the legislative history.~~

In addition to the general methodology, ~~there are appendices included with this document to provide detail pertaining to each system for which the City imposes SDCs, and a final appendix that includes the~~ for each system contained herein, the following appendices are adopted and made a part hereof:

- ~~A: Definitions of General Terms and Use Codes; and Cross Reference of Wastewater/Parks SDC / HUD BPR Use Codes~~
- ~~B: Transportation System Charge Detail~~
- ~~C1: Local Wastewater System Charge Detail~~
- ~~C2: Regional Wastewater System Charge Detail~~
- ~~D: Stormwater System Charge Detail~~
- ~~E: Parks System Charge Detail~~
- ~~F: Local System Formulas and General Fee Schedule.~~

1.1 ~~Basis for Charge~~Keeping Up With the City's Needs

Systems Development Charges (SDCs) have been collected and used by the City of Eugene since 1978. They are presently collected on all new development in the City and are used to fund that portion of the construction of infrastructure (i.e., transportation, wastewater, stormwater and parks **and recreation** system components) required to support new development. These SDCs help the City provide for increased capacity needs, and recoup a portion of the community's investment in specific infrastructure reserve capacity that is already in place.

Sound planning requires **the anticipation of** future demands on each system ~~be anticipated,~~ and **the actions to build in** that reserve capacity needed to serve future users ~~be built in.~~ By preparing for this growth, standards for community infrastructure are maintained and the community can prosper with new development.

~~The Metropolitan Area General Plan and amendments provide a basis for planning of growth and development and includes the following goals and policies related to the financing of new development:~~

- ~~• Generally reduce public subsidy for utilities and facilities in new development (#5, p. III-G-5).~~
- ~~• In general, the amount of public subsidy for public utilities, services and facilities, including~~

~~schools in new development, shall be reduced (#1, p. III-G-5).~~

~~In addition, City Council adopted Growth Management Study (GMS) policies to provide direction for provision of infrastructure services related to new development:~~

~~GMS Policy #14: Development shall be required to pay the full cost of extending infrastructure and services, except that the City will examine ways to subsidize the costs of providing infrastructure or offer other incentives that support higher density, in-fill, mixed use, and redevelopment.~~

1.2 SDC Charges

The SDCs ~~and the associated administrative charges, impact reductions, credits, and compact development adjustments~~ imposed by Eugene Code, 1971 sections 7.700 through 7.740 **and the associated administrative charges, impact reductions, credits, and compact development adjustments** shall be determined as set forth in **the code and in** these methodologies. The current rates of charge for each system are listed in the adopted SDC fee schedule in Appendix F. Methods for calculating each of the following items are located in this General Methodology, in the noted sections:

- Administrative Charge Costs – Section 2.3.1
- Impact Reductions – Sections 7.0 ~~–and~~ 7.1
- Credits – Sections 7.0 and 7.2
- Compact Development Adjustments – Sections 7.0 and 7.3

2.0 General Approach

This section outlines the general approach taken in calculating the City's development charges and in determining and specifying appropriate expenditures of SDC revenue. For the purposes of this document, the definitions ~~in~~ **applicable to sections 7.700 through 7.740** the Eugene Code, 1971 shall apply unless **defined differently in this document or** expressly provided to the contrary. Appendix A contains definitions of words and phrases which are used throughout these methodologies.

2.1 Assignment of Use Classifications

Developments will be assigned use classifications that best reflect the developments' use per system (transportation, wastewater, stormwater, parks) as set forth in these methodologies. Different functional areas within the floor area space of a single use or tenant are not charged separately based upon the jobs performed in those functional areas (e.g., office, break room, shipping, storage room); rather, functional areas within a single use or tenant are assessed as a part of the overall use.

If multiple uses are proposed and/or exist within one development, a single use classification may be assigned, as consistent with the definitions of transportation use codes adopted in Appendix A:

~~In the case of multiple uses that are proposed and/or exist within one development, a single use classification will be assigned for SDC fee and credit calculations,~~ where that single use classification accurately describes the multiple uses (e.g., the "General Office Building" use classification may be assigned for a development that includes restaurants, retail, and warehousing).

2.2 SDC Applicability

Permits for development on a site shall be reviewed to determine whether the proposed development will result in an increase in the usage of any capital improvement or will create the need for additional capital improvements. Development that will have such an impact will be charged SDCs and associated administrative charges. SDC administrative charges shall be charged per Section 2.3.1, *Administrative Costs*.

To simplify the administration of the SDC, no development involving then-existing improvements on a site will be deemed to increase usage of, or create the need for, additional capital improvements until one of the following occurs:

- For property improved with a residential use (e.g. single-family dwelling, duplex or other multiple-family use), when:
 - An additional dwelling unit is created,
 - There is an increase in square footage of living area, or
 - All or part of any structure on the site is changed to a use not permitted outright in any residential zoning district as noted in Eugene Code, 1971 section 9.2740.
- For ~~all~~ property improved with a nonresidential use (e.g. recreation center, convenience market), when:
 - An additional dwelling unit is created,
 - There is an increase in square footage of gross floor space or living area,
 - There is an increase in the number of nonresidential plumbing fixture units on the site,
 - 60 square feet of impervious surface is added to the site (for the purpose of calculating the stormwater SDC), or
 - Either 3,000 or more square feet of floor space in a building changes use or 50% or more of the gross floor space of the building changes use.
- An additional connection to, or an increase in the size of, an existing connection to the public wastewater or stormwater system is to be made.
- A property previously granted an exemption for housing for low-income persons is subsequently used for other than housing for low income persons, subject to the limitations and/or conditions imposed in Eugene Code, 1971 section 7.725(c).

2.3 General Method for City of Eugene SDC Rates

The intent of the methodology is that new development should be charged an equitable share of system facility costs. Additional capacity needs are determined using the City's planned levels of service. If the planned level of service is higher than the existing level of service, new development will not be charged to remedy the deficiency associated with providing service for existing system users.

The general approach used to calculate the development charge for various systems is based on requirements set forth in ORS 223.304:

- Reimbursement fees must be established or modified by ordinance or resolution setting forth a methodology that is, when applicable, based on:
 - (A) Ratemaking principles employed to finance publicly owned capital improvements;
 - (B) Prior contributions by existing users;
 - (C) Gifts or grants from federal or state government or private persons;
 - (D) The value of unused capacity available to future users or the cost of the existing facilities; and
 - (E) Other relevant factors identified by the local government imposing the fee.

The methodology for establishing or modifying a reimbursement fee must promote the objective of future system users contributing no more than an equitable share to the cost of existing facilities and it must be available for public inspection.

- Improvement fees must be established or modified by ordinance or resolution setting forth a methodology that is available for public inspection and demonstrates consideration of:
 - (A) The projected cost of the capital improvements identified in the plan and list adopted pursuant to ORS 223.309 that are needed to increase the capacity of the systems to which the fee is related; and
 - (B) The need for increased capacity in the system to which the fee is related that will be required to serve the demands placed on the system by future users.
- Credits are required for "qualified public improvements."

This general approach is illustrated in Figure G-1 and can be outlined in the following steps:

- Determine System Service Characteristics.
 - System consists of several components (e.g., lines, pump stations, force mains, and manholes are components of the wastewater system).
 - Establish impact measure - that feature of development that best reflects use of system capacity (e.g., trips for the transportation system, impervious surface for the stormwater system, etc.).
- Determine System Value, including associated costs such as design, construction, right-of-way acquisition and project administration.
 - Use replacement cost (current construction costs).
 - Determine capacity-oriented cost of system, net of assessments and grants.
 - Determine portion of system value attributable to servicing the needs of future development.
- Allocate the system value to the unit of impact (e.g., cost per unit of impervious area for stormwater system).

- Determine the service impact of specific development types (e.g., single-family dwelling, motel, convenience market).

2.3.1 Administrative Costs

Administrative costs are estimated **on an annually basis** and include the periodic and on-going direct and indirect costs associated with complying with the requirements of state law and the costs of processing and administering the SDCs. An administrative charge shall be incurred when one of the following occurs:

- When a redevelopment occurs that changes the use of a building in its entirety and it is determined that usage of any capital improvement is increased or there is need of additional capital improvements.

The administrative charge will be calculated either as a percentage rate of the net charge after credits for previous use, compact development adjustments, and impact reductions are applied, or at a flat rate, whichever is higher, as listed in the SDC fee schedule in Appendix F.

- When a redevelopment permit application (other than for redevelopment that changes the use of a building in its entirety) requires a review to determine that there will be no increased usage of any capital improvement and no additional capital improvements will be needed.

The administrative charge will be applied at a flat rate as listed in the SDC fee schedule in Appendix F.

- When an SDC is imposed for all other development:

The administrative charge will be calculated either as a percentage rate of the net charge after credits for previous use, compact development adjustments, and impact reductions are applied, or at a flat rate, whichever is higher, as listed in the SDC fee schedule in Appendix F.

In no case will administrative charges be refunded, unless necessary as a result of City error. Additional review fees (e.g., supplemental information permit review fees) may be incurred for additional city staff review time needed when permit plans are changed or new SDC-related information is provided after the initial SDC review has been completed.

2.3.2 Maximum Administrative Charge

An administrative charge shall not exceed a maximum amount of \$30,000.00 for a single permit issued. If multiple permits are issued for different phases of the same development, the maximum administrative charge shall be applied to each permit independently.

2.4 Amendment to the SDC Methodology and Fees

Amendments to the SDC methodologies shall be made by resolution of the city council except as follows. An amendment to the methodology that changes the amount of a reimbursement fee or an improvement fee may be made by an administrative order of the city manager pursuant to section 2.020 of the Eugene Code, 1971, so long as the fees are not increased by more than five (5) percent within any 12-month period, and only if the change is based on either:

- The periodic application of the cost index described in 2.4.1, or
- A change in the costs of materials, labor or real property applied to projects or project capacity on a project list adopted pursuant to ORS 223.309.

Such an amendment does not constitute a “modification” under Section 2.3, above.

2.4.1 Adopted / Incorporated Cost Index

When preparing periodic cost index adjustments, the City uses the 20-city national average construction cost index, as published by Engineering News-Record (ENR). ~~It shall be used when preparing periodic cost index adjustments.~~ For purposes of determining the adjustment for acquisition costs of real property, the City uses the Lane County Assessor’s Office Certified Ratio Study.

2.5 Expending City of Eugene SDCs

Improvement fee revenue may be spent only on capacity increasing capital improvements included on the adopted capital improvement lists, as defined in Eugene Code 1971 section 7.715(2), or debt related to such improvements. Reimbursement fee revenue may be spent only on capital improvements associated with the systems for which the fees are assessed and debt related to such improvements. Revenue from both types of fees may be expended on direct costs of complying with related state statutes.

3.0 Transportation System

The Transportation Systems Development Charge (SDC) is made up of several components. The costs of these components include the total cost of design, construction, right-of-way acquisition, purchasing, testing, and project administration. The components included in this analysis are:

- Collector and arterial streets
 - Non-assessable linear section construction costs, including, but not limited to, on-street bike lanes and greenways
 - Intersection construction costs
 - Traffic signal costs
 - Street light costs
 - Bridge and other structure construction costs
- Off-street bicycle and multi-use paths
 - Path construction costs
 - Path light costs

The cost impacts of new development on these components are allocated on the basis of p.m. peak

hour traffic on adjacent streets using either the trips specified in the Standard Calculation or based upon an Alternate Calculation as set forth in Appendix B.

The detailed Cost of Service formula as well as the cost per trip for each component of the transportation system is set forth in Appendix B. The cost per trip is the sum of all transportation system components identified in Appendix B.

The transportation SDC for a proposed development is determined by multiplying the units which describe the impact by the trip rate (to determine the number of trips assigned to the proposed development) using the Transportation Trip Rates table and the cost per trip in the current adopted SDC fee schedule in Appendix F.

4.0 Local (City) and Regional Metropolitan Wastewater Management Commission (MWWC) Regional Wastewater Systems

Collection of the wastewater SDC includes both a local (City) and regional (MWWC) system charge.

4.1 Local Wastewater System

The local wastewater SDC is based upon estimated wastewater flow discharge (impact on and/or use of system capacity) from various development types. A unit cost of capacity in terms of cost per gallon per day is established and used to determine SDC rates. For residential development the rate is based on number of dwelling units and area of living space. For nonresidential development the rate is based on number of PFUs and the proposed development type. The detailed analysis, methods for calculating, and the Cost of Service formula for the local wastewater system can be found in Appendix C. The local wastewater SDC rates can be found in the current adopted fee schedule in Appendix F.

The local wastewater SDC for a proposed development is determined by:

- Number of Residential Dwelling Units (RDU) and area of living space for single-family, duplex, multiple-family, and other residential development
- Plumbing Fixture Units (PFU) and proposed development type for other than Residential Dwelling Units (e.g., recreation center, convenience market).

4.2 Regional Metropolitan Wastewater Management Commission (MWWC) Wastewater System

The City of Eugene entered into an Intergovernmental Agreement with the City of Springfield and Lane County in 1978, which established the Metropolitan Wastewater Management Commission. On May 15, 1997, the Commission adopted the MWWC wastewater Systems Development Charge which included a regional administrative charge. On April 1, 2004, the Commission adopted a modified MWWC regional wastewater SDC methodology; the MWWC SDC structure was amended to include a compliance charge and to discontinue the use of a separate administrative charge. The regional MWWC wastewater SDC methodology is located in Appendix C2. Current regional rates are also summarized in the Appendix F fee schedule.

5.0 Stormwater System

The stormwater SDC is based upon impervious surface area (e.g., rooftops, driveways, sidewalks, parking lots, patios, and other non-porous surfaces). The detailed formulas for calculating the stormwater SDC unit cost (rate) per square foot of impervious surface area is set forth in Appendix D. The stormwater SDC is determined by multiplying the applicable rate by the unit of measure for the proposed development type. The costs per unit of measure and resulting rates can be found in Table 9 and the fee schedule in Appendix F.

Where the stormwater SDC is a fixed amount per dwelling unit or space, it shall be determined by multiplying the applicable rate per dwelling unit or space times the number of units or spaces plus, for manufactured home park development, the SDC is based upon the impervious surface area of all additional common areas times the applicable stormwater unit cost per square foot of impervious surface area. Where the stormwater SDC is not a fixed amount per dwelling unit or space, it shall be determined by multiplying the applicable rate per square foot of impervious surface area times the total impervious surface area of the proposed development. Where a development creates impact not attributable to impervious surface area, the stormwater SDC shall be determined by evaluating equivalent impervious surface area, multiplied by the applicable rate per square foot of impervious surface area.

6.0 Parks and Recreation System

The parks **and recreation** SDC is based upon the estimated cost of capacity in future capacity-enhancing projects to serve new development, as contained in the ~~Parks, Recreation and Open Space (PROS) Project & Priority Parks and Recreation SDC Project~~ Plan, and the estimated capacity in the existing parks **and recreation** system to be used by new development. The details for calculating the parks **and recreation** SDC unit costs (rates) for residential development (per dwelling unit type **and size**) and nonresidential development (per room or per thousand gross square feet) are set forth in Appendix E. The parks **and recreation** SDC is determined by multiplying the applicable rate by the unit of measure for the proposed development type. The costs per unit of measure and resulting rates may be found in **Appendix F**~~Table 17~~.

7.0 Impact Reductions, Credits, and Compact Development Adjustments

This section provides detail on the City's administration of SDC impact reductions, credits, and compact development adjustments. Potential sources, criteria for eligibility, and the basis for calculation of impact reductions, credits, and compact development adjustments are defined in this Methodology (including appendices) and in Eugene Code, 1971 sections 7.730 and 7.732. A list of examples of facilities and programs which are potentially eligible for these adjustments appears in Table G-1 of this section. (Note: As development standards change, some examples may no longer be considered eligible for reduction, but may influence future rates.) In no case may the sum of all approved credits, impact reductions, and compact development adjustments for a single system exceed the amount of the SDC assessed for that system for any approved building or development permit.

The amount owed for SDCs may be reduced by one or more of the following processes described in this methodology:

- Impact Reduction, based on quantified mitigation of demand generated by the development for new identifiable capital improvements (available for transportation and stormwater system SDCs);

- Credit, based on the specific costs for privately engineered construction of certain public improvements as part of the development;
- Credit, based upon the payment of or contribution to the cost of certain capital improvements in association with multiple-family residential projects of five dwelling units or more (available for transportation, wastewater, stormwater, and parks **and recreation** system SDCs);
- Credit based on previous payment or use (available for transportation, wastewater, stormwater, and parks **and recreation** system SDCs);
- Compact Development Adjustments (available for transportation **and parks and recreation** system SDCs)

Adjustment of SDCs due to impact reductions, credits, and compact development adjustments:

- Shall not be given for improvements constructed or programs instituted prior to City approval.
- Shall be applied up to the maximum SDC fee for the applicable system.
- Shall reduce the SDCs paid on building permits at the time of issuance, but in no case may the sum of impact reductions, credits, and compact development adjustments exceed the SDC.
- Shall be applied to a particular system (e.g., Transportation, Stormwater, Wastewater, Parks); credits or reductions approved for a particular system cannot be transferred or applied to any other system charges.
- Shall be applied to the SDCs for the particular development, may only be further applied to subsequent phases of the same development for which the improvement was constructed or program instituted, and cannot be transferred or applied to other properties or developments.

7.1 Impact Reductions or Mitigation

City approval of an impact reduction or mitigation will be based on programs instituted in connection with development and/or private physical improvements (as defined in Appendix A) constructed as part of the development. Such programs and improvements shall:

- Reduce the demand from that development for future construction of identifiable capital improvements;
- Be privately financed; and
- Be designed to be permanent.

The anticipated reduction in demand must be demonstrated to the satisfaction of the City Engineer. Calculation of impact reduction shall be based on the ratio of the system impact with the program or facility in place, to the system impact if the program or facility did not exist.

Prior to application of the impact reduction to the SDCs for the development, the City shall receive assurances that will bind the developer, owner, and the owner's successors as is necessary to ensure that the program or facility will function as planned for the agreed upon time period. Such agreements may include, but are not limited to performance bonds, maintenance programs, annual reports, monitoring and inspections, or other pertinent items to document proper functioning as determined by

the City Engineer.

7.1.1 Transportation System Impact Reduction

For the transportation system, an impact reduction may be granted if the applicant demonstrates to the satisfaction of the City Engineer, that the improvement or program to be instituted in connection with the development will materially reduce the number of automobile trips the development will generate and that it will continue for at least twenty years after the development is occupied.

7.1.2 Stormwater System Impact Reduction or Mitigation

For the stormwater system, an impact reduction may be granted based on two forms of impact reduction:

- Flood Control (Destination and Quantity Reduction)
- Stormwater Quality (Pollution Reduction)

These impact reductions will be granted after review and approval by the City Engineer of the design documentation submitted in accordance with standards specified in Eugene Code, 1971 section 9.6790 (3). Criteria for stormwater SDC impact reduction for development can be found in Appendix D, section 6.0.

7.1.2.1 Stormwater System Impact Reduction Criteria

Criteria for stormwater SDC impact reduction for development can be found in Appendix D, section 6.0. A development that meets the required criteria will be eligible to receive a reduction against stormwater SDCs at the time of permit issuance as follows:

SFD and duplex residential development:

- 100% flat rate stormwater SDC impact reduction for complete containment of all on-site stormwater, with no direct or indirect connection to the public system; or
- 50% flat rate stormwater SDC impact reduction for any amount of partial containment of runoff on-site.

Multi-family residential, commercial, industrial, other development using a common or shared facility:

- The stormwater SDC will be reduced in the same proportion that the mitigating facility reduces runoff leaving the fully developed site.

7.2 Credits

City approval of credits shall be given based on one or more of the following:

7.2.1 Qualified Public Improvement Credit

For any qualified public improvement (as defined in Eugene Code) to be constructed in connection with the development for which an SDC is collected.

7.2.2 Capital Improvement Credit

For any capital improvement (as defined in Eugene Code) to be constructed as part of a development to the extent:

- That it reduces the need for construction of specific, identifiable public improvements; or
- That it would otherwise have to be constructed or acquired at public expense and is eligible for funding with Systems Development Charge funds under the current policies of the City Council; or
- That the City can recover credits through collection of an equivalent assessment from benefited properties, or for which the City Council has formed a Local Improvement District in accordance with provisions in Eugene Code, 1971 section 6.610 (6) or 7.407 (2).

7.2.3 Credit for Multiple-Unit Housing Capital Improvements

Per Eugene Code, 1971 section 7.731, a multiple-unit housing credit may be granted for the construction of, payment for, or contribution to the cost of certain capital improvements, as part of a multiple-family residential project consisting of five or more dwelling units, if all the following conditions are met:

- The capital improvement must be included on a capital improvement plan described in Eugene Code 1971, section 7.715(2) and be eligible for SDC funding under the Plan; and
- The improvement must be located within the boundaries of the neighborhood association in which the development is being constructed; and
- Credit for the construction of or contribution to the improvement is permissible under state law; and
- The City Council, the developer, and the applicable neighborhood association board of directors each:
 - Agree that the improvement will mitigate one or more impacts resulting from the multiple-family residential project in the neighborhood; and
 - Approve the grant of SDC credit in exchange for the construction of, or contribution to, the improvement.

A multiple-unit housing credit may be applied only toward the SDC attributable to the same capital system (transportation, wastewater, stormwater, parks) as the improvement constructed, paid for, or contributed to by the developer. A multiple-unit housing credit may be for no more than fifty percent of the SDC for the applicable capital system.

7.2.4 Credit for Previous Payment or Use

SDC fees, including administrative charges, that have been paid are not refundable and, in the case of an agreement to pay SDCs in installments, the terms of the agreement may not be modified. A partial refund of SDC fees will be made or a modification of an installment agreement will be allowed when an active development permit is canceled or expires without being used, a change of design of an active development permit is approved that results in a less intense use of the property, or property previously developed as a manufactured home park is partitioned and redeveloped. No portion of the administrative charges will be refunded, and additional review fees may be imposed to cover the cost of calculating and processing the partial refund.

Credits for other types of previous payment or use may, however, be provided. In calculating the credits given under this section, the City Engineer shall apply credit for previous payment or use only to developments (e.g. structure, impervious area) for which the previous use, including that for which developments have been demolished, or payment can be verified and for which a credit has not been previously given. The burden of proof is on the applicant to provide adequate documentation (e.g. tax records, utility billing / water usage records, building permit records). Credits for previous payment or use are provided in the following manner:

- When redevelopment occurs that does not change the use of a building in its entirety, the credit will be based on the most previous verifiable use; or
- When an entire building is demolished or when redevelopment occurs that will change the use of a building in its entirety, the credit for previous use will be based on the previous most intense verifiable use per system. In this case, the credit calculation will be performed independently for each system which may result in different periods of the use of the site being the basis of comparison.

7.2.5 City Cost of Construction Credit

In calculating the credits given under section 7.2.1 and 7.2.2, the City Engineer shall estimate the cost of the capital improvement based upon what the City would pay were it to construct such improvements.

7.2.6 Revenue Collection for Equivalent Assessment or Special Benefit Credit

When an equivalent assessment or a special benefit assessment is collected when property connects to a public improvement for which the City has granted a credit under 7.2.2 above, the revenue collected (net of the costs of collection) shall be deposited in the SDC fund for the system to which connection was made and for which the credit was given unless the SDC fund has been reimbursed for the credit from other City funds. If the SDC fund has been reimbursed in advance from other City funds, the revenue collected will be deposited to the City fund which reimbursed the SDC fund.

7.3 Compact Development Adjustments

7.3.1 Transportation System SDC Compact Development Adjustments

Compact development adjustments may be granted to reduce the amount owed for a transportation system SDC, as detailed in section 4.4 of the transportation methodology, located in Appendix B to this General Methodology.

Commencing with the 2019 fiscal year, and continuing each fiscal year thereafter, the City may grant a base amount totaling \$130,000 annually for **transportation system SDCs** location-based, transit proximity and transportation demand management adjustments, combined. Each fiscal year there is a change in the rates for the SDCs for residential development, the base amount for that fiscal year shall be adjusted in an amount proportionate to that change.

If any portion of the authorized base amount remains unallocated at the end of a fiscal year, that portion shall be added to the authorized base amount for the next fiscal year.

7.3.2 Parks and Recreation System SDC Compact Development Adjustments

Compact development adjustments may be granted to reduce the amount owed for a parks and recreation system SDC, as detailed in section 1.3 of the parks and recreation methodology, located in Appendix E to the General Methodology. The compact development adjustment for parks and recreation SDCs is not subject to an annual cap described in section 7.3.1.

7.4 Revocation of Impact Reduction, Credit, or Compact Development Adjustment

An impact reduction, credit, or compact development adjustment which has been applied to reduce SDC fees may be revoked and the unpaid portion of the SDC reimposed as a lien against the property, within the time required by these Methodologies, if:

- The associated reduction program for which an impact reduction has been approved is not instituted or is modified without the approval of the City Engineer, or ceases to function as designed;
- The associated capital improvement for which SDC credit has been given is not constructed or completed as required, or fails to function as designed; or
- The associated development for which a compact development adjustment has been approved removes required automobile and/or pedestrian connections to transit corridors, or changes use to a development type that does not meet the compact development adjustment criteria.

Such revocation shall not occur until ten days prior written notice has been given to and an opportunity to be heard afforded the applicant and property owner. If the credit or impact reduction is revoked, the City Manager may add to the amount due, the cost of the revocation proceedings.

7.5 Application for Credit and Impact Reduction

An application for a credit or impact reduction, including related documentation and information, shall be submitted by the applicant in the manner prescribed by the City, together with any fee set by the City Engineer pursuant to Eugene Code, 1971 section 2.020. The applicant shall have the burden of demonstrating the eligibility for a credit and/or impact reduction. No credit or impact reduction shall be granted for an SDC that has already been imposed, collected or agreed to be paid in installments

unless resulting from cancellation of an active permit, expiration of a permit without being used, or an approved change of design of an active permit.

7.5.1 Application for Impact Reduction

Applicants must submit their request for an impact reduction in writing, accompanied by documentation that supports the basic function and design criteria for estimated impact reduction.

For commercial development, impact reduction will be applied uniformly for all lots or building sites in the development phase approved. Impact reductions granted under this methodology document may be used in subsequent phases of a development when the applicant demonstrates to the satisfaction of the City Engineer that the program or improvements continue to provide the anticipated reduction in demand, and the City has received assurances or agreements from the developer, owner, and owners successors, as approved by the City Engineer as is necessary to ensure that the program or facility will continue to function as planned for the agreed upon time period. Changes to the mitigated program or facility attributable to the connection of an additional phase which results in any deviation from the previously determined impact reduction will be adjusted proportionately.

7.5.2 Application for Credit Based on Construction of Public Improvements

For credits derived from the construction of public improvements, the property owner(s) will be notified in writing about potential credit availability, subsequent to the approval and bonding of the construction plans. The property owner(s) will have 60 days from the date of written notification to submit the SDC Credit Application and complete the approval process. Applications that include disbursement instructions for ineligible lots or which contain requests in conflict with City code, state law, or current City policies/practices will be considered incomplete applications.

7.5.3 Credit Distribution in the Absence of Directions from an Approved SDC Credit Application

With the exception of cases where the recovery of credit through an equivalent assessment is uncertain, if the owner does not comply with the requirements of section 7.5.2, the credit will be distributed by the “equal lot” method. All eligible lots or building sites will be identified, and the credit will be distributed in an equal amount to each of these eligible lots or building sites. Credit applied under this policy will not be eligible to be appealed. Development for which a building permit is issued prior to administration of credit disbursement or approval by the City Engineer will not be considered eligible for credit distribution.

7.5.4 Changes to an Approved Credit Application

Whether established by the City using the “equal lot” method or by the property owner(s)/applicant(s), any modifications to the distribution of credits will require a new completed application, must be approved by the City Engineer, and will be effective only upon approval by the City Engineer of the revised credit application. The revised distribution will apply only to the remaining credit balances and undeveloped lots or building sites to which the credit originally applied.

7.6 Decision on Application for Credit

The City Engineer shall approve, conditionally approve, or deny an application in writing, setting forth the reason for the decision. Such a decision shall be mailed or personally delivered to the applicant.

7.7 Credit and Impact Reduction Duration

Credits for qualified public improvements, capital improvements, and multiple-unit housing capital improvements granted under this methodology document may be applied to SDC fees for a development up to a maximum of 10 years from the date of the original written notification.

Impact reductions granted under this methodology document may be applied to SDC fees for a development until such time as the program or improvements no longer continue to provide the anticipated reduction in demand and the City has determined that assurances or agreements from the developer, owner, or owners successors, are no longer adequate to ensure that the program or facility will continue to function as planned for the agreed upon time period.

8.0 Appeals

An appeal by an applicant or a permittee of any decision of the City Manager under these Methodologies shall be governed by Eugene Code, 1971 section 7.735 and must be filed and the appeal fee paid within 15 working days of the date of the decision. Such appeals shall be in writing and filed with Public Works Engineering Permit Technician staff located at the City's Permit & Information Center. A separate appeal must be filed for each decision being appealed. The appeal fee, as established under Eugene Code, 1971 section 2.020, can be found in the current adopted SDC Fee schedule in Appendix F.

A person objecting to the City's final decision under Eugene Code, 1971 section 7.735 concerning the calculation of a systems development charge may seek judicial review of the decision pursuant to ORS 34.010 to 34.100.

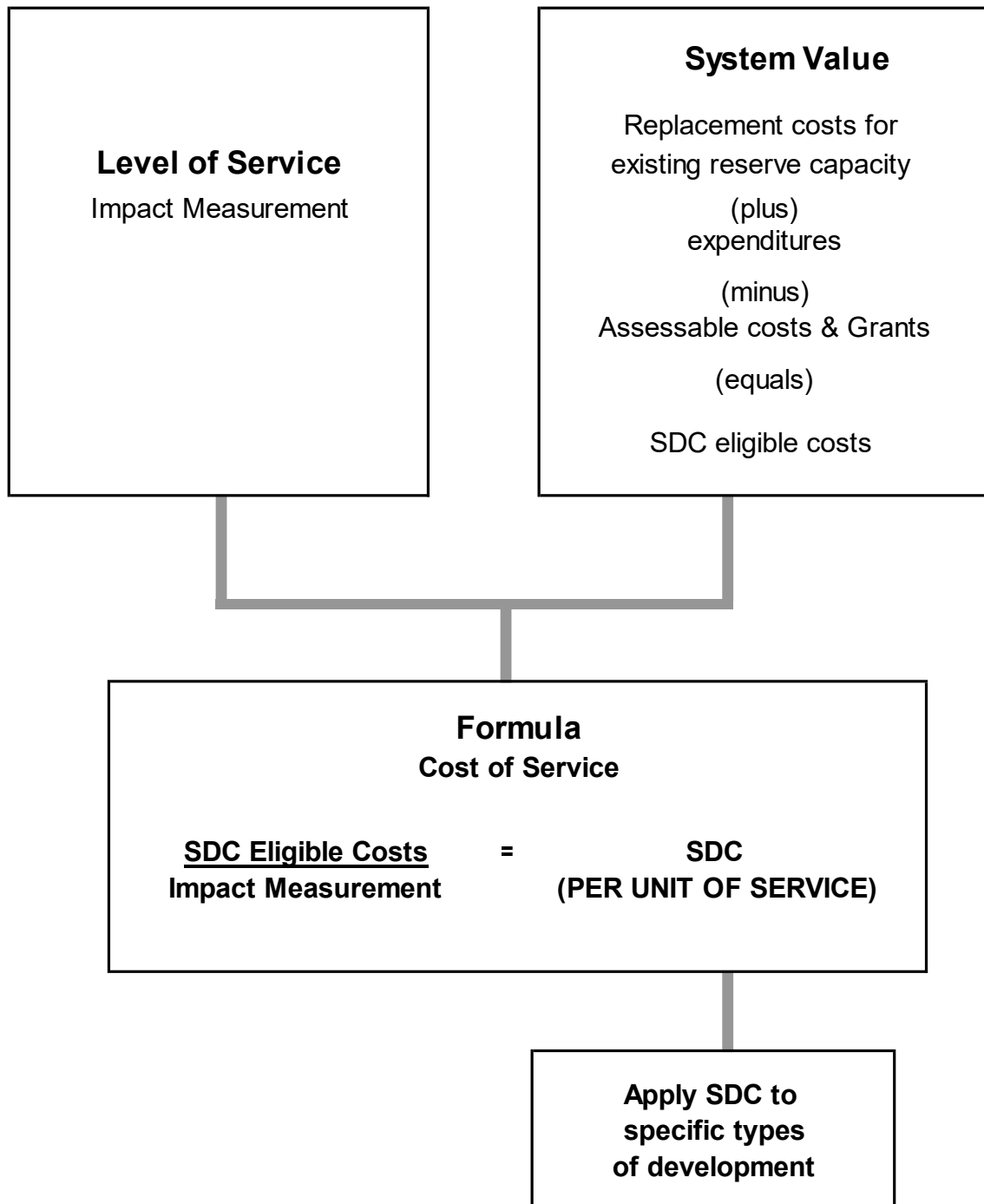
9.0 Interested Persons Notification

The City shall maintain a list of persons who have made a written request for notification prior to adoption or modification of a methodology for any SDC. The City shall mail written notification to persons on the list at least 90 days prior to the first hearing to adopt or modify a system development charge. The methodology supporting the adoption or modification will be available 60 days prior to the first hearing to adopt or amend a systems development charge. The failure of a person on the list to receive a notice that was mailed will not invalidate the action of the City. The City may periodically delete names from the Interested Persons List or require a new written request for notification be made if the person wishes to remain on the list. At least thirty (30) days prior to removal of the name from the Interested Persons List, the City will send notification to the person whose name is to be deleted. It is the responsibility of the person requesting to maintain a current address with the City for the purposes of being included on the Interested Persons List. An amendment to a methodology that changes the amount of a reimbursement fee or an improvement fee is not a "modification" of the system development charge subject to this notification requirement if the change is based on the periodic application of the cost index described in 2.4.1, or on a change in the costs of materials, labor or real property applied to projects or project capacity on a project list

adopted pursuant to ORS 223.309.

FIGURE G-1

Rate-Setting Methodology



T A B L E G-1

Potential Impact Reductions, Credits, and Compact Development Adjustments for System Development Charges

NOTE: These are examples only; eligibility is established at time of review of plans which approve the proposed improvements.

1. Transportation System

IMPACT REDUCTIONS:

- Successful bus pass program for employees

CREDITS:

- Street width in excess of assessable width
- Off-site, non-contiguous arterial or collector intersection
- Street light on arterial or collector street
- Off-site arterial or collector right-of-way and easement acquisition
- Traffic signal on arterial or collector street
- Off-street shared-use paths identified in adopted City plan
- Off-site eligible public improvements where equivalent assessments can be collected

COMPACT DEVELOPMENT ADJUSTMENTS:

- Adjustments based on site's location in relation to nodal areas, key corridors, frequent transit network routes, and Downtown Plan and West University Commercial Districts boundaries
- Transportation Demand Management (TDM) agreement to reduce parking spaces
- Accessory dwelling units (ADUs)

2. Wastewater System

CREDITS:

- Public Wastewater collection lines > 8-inch diameter
- Public pump stations and pressure lines that serve more than the development
- Off-site public improvements, where equivalent assessments can be collected
- Prior payment of Metropolitan Wastewater Service District debt service

3. Stormwater System

IMPACT REDUCTIONS:

- Destination and Quantity: Reduction or elimination by retention of stormwater otherwise discharged into public system
- Pollution: Reduction of pollution via approved treatment techniques

CREDITS:

- Stormwater collection lines > 24inch diameter
- Major drainage channels: construction and off-site easement
- Off-site public improvements where equivalent assessments can be collected or that benefit existing developments

4. Parks and Recreation System

CREDITS:

- Land dedication (for sites accepted by City, consistent with adopted City plans)
- On-site park facility dedication (for improvements accepted by City, consistent with adopted City plans)
- **Off-site public improvements, where equivalent assessments can be collected**

COMPACT DEVELOPMENT ADJUSTMENTS:

- **Adjustments based on site's location in relation to key corridors and frequent transit network routes**

**Exhibit B: Amendment to the City of Eugene System
Development Charge Methodologies, Appendix A
“Definitions of General Terms and Transportation
Use Codes Cross-References for Wastewater &
Parks SDCs Based Upon HUD BPR Use Codes
Descriptions”**



City of Eugene
System Development Charge Methodology~~ies~~

Appendix A

Definitions of General Terms and Transportation Use Codes

&

Cross-References for Wastewater & Parks ~~and Recreation~~ SDCs Based Upon HUD BPR Use Codes Descriptions

June 2020

Appendix A

Definitions of General Terms and Use Codes

Accessory Dwelling Unit (ADU): (Also referred to as a Secondary Dwelling Unit). As used in the determination of SDC rates, an accessory dwelling unit is any interior, attached or detached residential structure that is used in connection with or that is accessory to a single family dwelling on the same lot. An ADU typically has the following components:

- separate ingress / egress
- living area
- kitchen facilities including sink (in addition to bathroom sink), refrigerator, or stove
- separate bathroom

Acquisition Costs: The indirect or direct amount expended to procure use, possession, rights, or title as related to the construction of public improvements. This cost may be determined by current market experience, or other reasonable and prudent methods approved by the City Engineer.

Administrative Charge: A City charge to recover costs associated with staff time to review a permit's SDC impact, the development of the methodologies, the provision of an annual accounting of system development charge expenditures, and the implementation and operational costs associated with the SDC program.

Assessable Costs: The amount of capital improvement costs which are collected through the City's local improvement assessment program as established in City code. This cost has been removed from the total cost of capital improvements in determining the system-specific SDC.

Average Cost Determination:

- The average cost of inspecting and installing connections with the wastewater facilities and with the stormwater facilities, which are not part of the SDC as defined in E.C. 7.010, is the connection permit fee established by the City.
- If an applicant to connect to a wastewater or stormwater facility would result in extraordinary cost of inspecting and installing the connection, nothing in this definition shall prevent the City from requiring the applicant pay such costs. The extraordinary costs may be paid by the applicant in installments as part of the SDC.

Average Flow: The typical average daily flow of development, by type of land use. For purposes of calculating the Metropolitan Wastewater Management Commission SDC, this flow is expressed in terms of a unit of development.

Bedroom: a habitable room that is intended to be used for sleeping purposes, contains a minimum of seventy (70) square feet and has a closet.

BOD: Biochemical Oxygen Demand. The quantity of oxygen utilized in the biochemical oxidation of organic matter.

Change of Use of a Building in Its Entirety: An existing building proposed to redevelop in manner that changes all existing use classifications as determined by staff.

City Engineer: The City Manager, the person designated by the City Manager to serve as the City Engineer, or the City Engineer's designee.

City Manager: City Manager or designee.

Construction Costs: The cost in current fiscal year dollars for construction of future capital improvements.

Cost of Service: The calculation of a “per unit” cost to the City of providing system-specific capacity (e.g., wastewater collection capacity).

Credit: An amount that may be subtracted from the net SDCs assessed for a development. Credits may be based upon (a) previous payment or use, or (b) the costs of, or contributions to, certain capital improvements associated with the development.

Development Types: As used in determining SDC rates, development and uses of development sites are categorized, per system, depending on the relative impact. Also referred to as use codes.

EDU: Equivalent Dwelling Unit: EDU is used in the parks **and recreation** SDCs as a basis for determining the relative impact or service used by different types of development. Represents the use of capacity that is approximately equal to that of a single dwelling unit.

Equitable Share of Public Facility Costs: As used in the development of SDCs, the City's cost of providing system capacity, allocated to new development relative to the development's impact or use of system capacity.

FEU: Flow Estimation Unit. For the Metropolitan Wastewater Management Commission SDC, the Flow Estimation Unit is the unit of impact upon which the rate per unit is based. The FEU is typically per 1,000 square feet of building area for most commercial users, and dwelling units for residential development.

ITE: Institute of Transportation Engineers

Impact Measurement: The unit of system capacity used to determine the relative effect of a new development on the capacity of a specific system. For example, the number of gallons of discharge flow per plumbing fixture unit is used to determine the effect of various development types on the local wastewater system.

Impact Reduction: (a) Private physical improvements constructed as part of a development, or programs instituted in connection with the development, which will reduce the demand from that development upon one or more capital systems; (b) the amount by which an SDC fee is lowered based upon an impact reduction.

Impervious Surface: Impervious surface is used as an impact measure for the stormwater SDC. An impervious surface is that which prevents or retards saturation of water into the surface of the soil or causes water to run off the surface in greater quantity or at an increased rate of flow compared to the natural condition of the property before development. Asphalt, concrete, and roofing materials are examples of impervious materials.

Improvement Fee: The portion of the system-specific SDC charged for costs associated with capital improvements to be constructed to increase capacity of the system to accommodate new development.

Level of Service (LOS): (per unit of development) As used in development of SDC rates, LOS

represents the amount of system (or sub-system) capacity provided at a certain point in time. The planned level of service is used as the basis for determining the system impacts of new development. This is presented in terms of the appropriate impact measure.

Living Area: As used in the determination of local wastewater **and parks and recreation** SDC rates, living area is defined as the gross floor area, to the outside perimeter, of a dwelling including floor area within structures accessory to the dwellings that is intended for habitation, e.g. bonus rooms over garages, some attic spaces.

Low Impact Development (LID): As used in determination of stormwater SDC rates, LID is the management of stormwater runoff by approved infiltration and filtration facilities in accordance with standards specified in EC 9.6792 (3).

Methodology: This document entitled “City of Eugene Systems Development Charge Methodologies” and any amendment or modification made hereto.

Mixed-Use Development: As relating to Transportation Compact Development Adjustments (see section 4.4 of Appendix B / Transportation SDC Methodology), a development (either a single building or a group of buildings) that includes a combination of commercial and certain residential uses. Residential uses may include the following compact development types, but shall not include detached single-family dwelling or duplex development:

- Multi-family residential development, including apartments and apartment-style condominiums
- Rowhouses and townhouses

MWMC: Metropolitan Wastewater Management Commission - responsible for regional wastewater treatment.

Peak Flow: For purposes of the Metropolitan Wastewater Management Commission SDC, peak flow is the peak wet weather design capacity of the regional wastewater treatment plant.

PFU: Plumbing Fixture Units. PFUs are defined in the state Uniform Plumbing Code. A unit equivalent is assigned to different drainage fixtures depending on drain pipe or fixture size. The rate of charge per PFU will vary and is dependent upon a development’s land use and associated impact to the public wastewater system.

Private Physical Improvements (for impact reduction/mitigation): A facility or asset, designed and constructed at the developer’s expense, which is owned and maintained by the property owner or owner’s agent; not a program or activity or naturally occurring physical attribute.

Process Wastewater: Water which, during manufacturing or processing, comes into contact with or results from the production of or use of any raw material, intermediate product, finished product, byproduct or waste product.

Proportionate Share of Public Facility Costs: The cost of capital improvements which are reasonably attributable to new development.

Reimbursement Fee: The portion of the system-specific SDC charged for costs associated with capital improvements already constructed, or under construction when the fee is established, that have existing capacity to serve future growth.

Replacement Costs: The cost (in current fiscal year dollars) of replacing existing system capacity.

Residential Dwelling Unit (RDU): Residential Dwelling Units are used in the calculation of wastewater SDCs as a basis for determining the relative impact or service used by residential development. A base fee is applied to each RDU, such as one house, one accessory dwelling unit, or each apartment unit, plus a rate per square foot is applied to the total living area. For manufactured home parks, which are charged SDCs at the time a park's initial development permit is issued, the local wastewater SDC will be based upon the maximum size of manufactured home that can be placed on building pads located within the park. Each space shall constitute an RDU and the rate per square foot shall be applied to the total gross floor area of all additional proposed structures within the park.

SDC Eligible Costs: System value net of assessable costs, grants, and ~~outstanding debt~~ **agency funding**. This cost is allocated to all development in proportion to its impact on system capacity.

SS: Suspended Solids. The total elements and compounds which float on the surface of, or are suspended in, wastewater and which are removable by laboratory filtration, expressed in milligrams per liter.

Secondary Dwelling Unit (SDU): See Accessory Dwelling Unit.

Single Family Dwelling (SFD): As used in EC 7.725(b) and this methodology, a "single family dwelling" means a "Dwelling, single family detached" as defined in EC 9.015.

TGSF: Thousand Gross Square Feet. Sum (expressed in the thousands, in decimal form) of the area of each floor level, including, but not limited to, basements, mezzanines, penthouses, corridors, mechanical rooms, and storage areas that are within the principal outside faces of the exterior walls. The City's TGSF definition is based upon the definition of "gross floor area" in the Institute of Traffic Engineer's ***Trip Generation Manual***. TGSF measurements:

- Include- exterior walls
- Include all areas that have clear standing headroom (6 feet, 6 inches minimum), regardless of their use
- Shall count the area of stairs once for each two floors the stairs connect
- Shall count the shaft of an elevator once, regardless of the number of stories it connects
- Do not include parking and drive aisle areas within parking garages

TGSFLA: Thousand Gross Square Foot Leasable Area

Transportation Demand Management (TDM): A transportation planning proposal for a given development that reduces the demand that development places upon the transportation system by redistributing or eliminating vehicle trips and encouraging the use of alternate modes of travel.

Unit of Development (Unit): Unit of measure for determining the size of a development for use in calculating the effect of the development on a system.

- Example: Number of Units of Development x Impact Measure per Unit = Impact of Development

Definitions of Transportation Use Codes

030 Truck Terminal

Truck terminals are facilities where goods are transferred between trucks, trucks and railroads, or trucks and ports.

090 Park & Ride Lot with Bus Service

Park-and-ride lots with bus service are areas used for the transfer of people between private vehicles and buses. They usually contain a bus passenger shelter, a parking lot, and circulation facilities for buses, as well as for private motor vehicles. In addition to park-and-ride, there are a significant number of passengers who are dropped off.

110 General Light Industrial

Industrial facilities have an emphasis on activities other than manufacturing, and may include activities such as printing, material-testing laboratories, and assembling of data processing equipment. Typically these facilities are freestanding and devoted to a single use/activity.

130 Industrial Park

Development within an industrial park is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Industrial park tenants may be highly diversified; some parks may contain a large number of different types of small businesses, while others may have one or two dominant industries.

140 Manufacturing

Manufacturing facilities are areas where the primary activity is the conversion of raw material or parts into finished products. The size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions. This use code also includes general heavy industrial uses which are facilities typically limited to the manufacturing of large items.
[Combines ITE use codes 120 General Heavy Industrial and 140 Manufacturing.]

150 Warehousing

Warehouses are primarily devoted to the storage of materials; they may also include office and maintenance areas.

151 Mini-Warehouse

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point. These are often referred to as "self-storage facilities."

160 Data Center

Data centers are free-standing, warehouse-type facilities that are primarily used for off-site storage of computer systems and associated components, including applications and secure data. Data centers may be occupied by single or multiple tenants and may include maintenance areas and a small office. Data centers typically have a small number of employees and visitors.

170 Utilities

Utilities are free-standing buildings containing electromechanical or industrial space equipment. These facilities may include storage areas and office space.

210 Single-Family Dwelling / Duplex

This use code includes single-family detached housing, mobile homes, and /duplex homes on individual lots.

[Combines ITE use codes 210 Single-Family Dwelling and 240 Mobile Home Park.]

211 Accessory Dwelling Unit (ADU) / Secondary Dwelling Unit (SDU)

Any interior, attached or detached, residential structure that is used in connection with or that is accessory to a single family dwelling on the same lot. An ADU typically has the following components:

- separate ingress / egress
- living area
- kitchen facilities including sink (in addition to bathroom sink), refrigerator, or stove
- separate bathroom

220 Apartments

Apartments are rental dwelling units located on the same property with at least two other dwelling units.

230 Condominium/Townhome

Condominiums/townhomes are ownership dwelling units constructed in a group of three or more attached units.

251 Senior Housing Development

Senior adult housing consists of detached independent living developments, such as retirement communities, age-restricted housing and active adult communities. In addition to residential units, these developments may include golf courses, pools, security, transportation and common recreational/social facilities.

[Combines ITE use codes 251 Senior Adult Housing – Detached and 252 Senior Adult Housing - Attached.]

253 Congregate Care Facility / Continuing Care Retirement Community

Congregate care facilities are independent living developments that provide centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Limited medical services may or may not be provided.

254 Assisted Living / Nursing Home

Assisted living developments and nursing homes are residential facilities that provide protective oversight and/or daily care to mentally or physically limited persons. Assisted living facilities provide routine general assistance with activities necessary for independent living. They commonly have separate living quarters for residents and services related to dining, housekeeping, social and physical activities, medication administration, and transportation. Nursing homes are facilities whose primary function is to provide care for persons who are unable to care for themselves. Skilled nurses and nursing aides are available 24 hours a day. Both assisted living and nursing homes are occupied by residents who do very little or no driving; traffic is primarily generated by employees, visitors, and delivery trucks.

[Combines ITE use codes 254 Assisted Living and 620 Nursing Home.]

310 Hotel/Motel

Hotels are places of lodging that provide sleeping accommodations and supporting facilities, such as, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool/fitness room), and other retail and service shops. Motels are places of lodging that provide sleeping accommodations and often a restaurant. Motels generally have little or no meeting space.

[Combines ITE use codes 310 Hotel and 320 Motel.]

411 City Park

City parks are publicly owned and operated and may vary widely as to location, type, and number of facilities. Seasonal use of the individual sites differs widely as a result of the varying facilities and local conditions.

430 Golf Course

Golf courses can be publicly or privately maintained and operated. This category also includes private country clubs. Some sites have driving ranges and clubhouses with a pro shop and/or restaurant, lounge, and banquet facilities.

437 Bowling Alley

Bowling alleys are recreational facilities that include bowling lanes. A small lounge, restaurant and/or snack bar, video games, and pool tables may also be available.

444 Movie Theater

Movie theaters consist of audience seating, single or multiple screens and auditoriums, a lobby, and a refreshment stand. Matinees may or may not be provided.

[Combines ITE use codes 443 Movie Theater without Matinee, 444 Movie Theater with Matinee, and 445 Multiplex Movie Theater.]

491 Racquet/Tennis/Handball Facility

Racquet, tennis, squash, and handball sports facilities may be either publicly or privately owned and include indoor and/or outdoor facilities. These facilities may include other ancillary uses such as swimming pools, saunas, weight rooms, snack bars and retail.

[Combines ITE use codes 490 Tennis Courts and 491 Racquet/Tennis Club.]

492 Health/Fitness/Athletic Club

Health, fitness, and athletic clubs are privately owned facilities that may include swimming pools, whirlpools, saunas, tennis, racquet ball, and handball courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Athletic clubs may offer additional team sports activities and social facilities.

[Combines ITE use codes 492 Health/Fitness Club and 493 Athletic Club.]

495 Recreational Community Center / Multi-Purpose Recreational Facility

Recreational community centers are facilities similar to and including YMCAs, often including classes and clubs for adults and children; a day care or a nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, and handball courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Multi-purpose recreational facilities contain two or more of the following uses: miniature golf, video arcade, bumper boats, go-carts, and golf driving ranges.

[Combines ITE use codes 435 Multi-Purpose Recreational Facility and 495 Recreational Community Center.]

520 Elementary School

Elementary schools typically serve students attending kindergarten through the fifth or sixth grade. This use category consists of public schools where bus service is usually provided to students living beyond a specified distance from the school.

522 Middle School / Junior High School

Middle schools or junior high schools serve students who have completed elementary school and have not yet entered high school.

530 High School

High schools serve students who have completed middle school or junior high school. Land use category includes both public and private high schools.

536 Private School (K-12)

Private schools in this category serve students attending kindergarten through the twelfth grade. Students may travel a long distance to get to private schools.

540 Junior/Community College

This use category includes two-year junior colleges, technical schools, or community colleges. Some include sizable evening programs.

550 University/College

This use category includes undergraduate universities or colleges that may offer graduate programs.

560 Worship Facilities

This type of facility is a building in which public worship services of any religious or spiritual practice are held. It may also house an assembly hall or sanctuary; meeting rooms; classrooms; and, occasionally, dining, catering, or party facilities.

[Combines ITE use codes 560 Church, 561 Synagogue, and 562 Mosque.]

565A Child Day Care Center

A child day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas, and playgrounds. Some centers also provide after-school care for children.

565B Adult Day Care Center

An adult day care center is a facility where care for older teens and adults is provided, normally during the daytime hours. Adult day care facilities generally include classrooms and social activity rooms, offices, and eating areas.

566 Cemetery

A cemetery is a place for burying the deceased, possibly including buildings used for funeral services, a mausoleum, and/or a crematorium.

590 Library

A library can be either a public or private facility that consists of shelved books, reading rooms or areas, and sometimes meeting rooms.

591 Lodge / Fraternal Organization

A lodge or fraternal organization typically includes a clubhouse with dining and drinking facilities, recreational and entertainment areas, and meeting rooms.

610 Hospital

A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. The term "hospital" does not, however, refer to stand-alone medical clinics (facilities that provide diagnoses and outpatient care only) or to nursing homes (facilities devoted to the care of persons unable to care for themselves). Hospital campuses may include outpatient services, medical office buildings/uses, diagnostic imaging, and/or pharmacies.

640 Animal Hospital / Veterinary Clinic

An animal hospital or veterinary clinic is a facility that specializes in the medical care and treatment of animals.

710 General Office Building

This use category provides for flexible tenant space and lends itself to a variety of business, commercial, and/or service activities uses, including subdivision or planned unit developments, containing general office buildings and support services. Uses may include offices, retail and wholesale stores, restaurants, recreational area, warehousing, manufacturing, industrial, scientific research functions, financial institutions, service stations.

[Combines ITE use codes 710 General Office Building, 714 Corporate Headquarters Building, 715 Single Tenant Office Building, 730 Government Office Building, 733 Government Office Complex, and 750 Office Park.]

720 Medical-Dental Office

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. This type of facility is generally operated by one or more private physicians or dentists. Medical office/clinic uses contained within a hospital campus are assessed under 610 Hospital use code.

[Combines ITE use codes 720 Medical-Dental Office and 630 Clinic].

731 Department of Motor Vehicles

A state motor vehicles department is an office-type building where driver license testing, vehicle registration, and other related functions are administered.

760 Research and Development Center

Research and development centers are facilities or groups of facilities devoted almost exclusively to the investigative activities to improve existing products and procedures or to lead to the development of new products and procedures. Research and development centers may contain offices and light fabrication areas.

770 Business Park

Business parks consist of a group of flex-type or incubator one- or two-storey buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses. Tenant spaces may be served by a garage door. Spaces may include offices, retail and wholesale stores, restaurants, warehousing, manufacturing, light industrial, scientific research functions, and/or recreational facilities.

811 Construction Equipment Rental Store

A construction equipment rental store is a business that specializes in the rental of construction-related equipment tools and supplies including, but not limited to, electrical and industrial tools, lawn and garden equipment, earthmoving equipment, and safety equipment.

812 Building Materials and Lumber Store

A building materials and lumber store is a small freestanding building that sells hardware, building materials, and lumber. The lumber may be stored in the main building or in a yard storage shed. The storage areas are not included in the total gross floor areas.

813 Free-Standing Discount Superstore

Free-standing discount stores and superstores offer a variety of customer services, centralized cashiering, and a wide range of products; some also include grocery. They often maintain long store hours, seven days a week.

[Combines ITE use codes 813 Free-Standing Discount Superstore and 815 Free-Standing

Discount Store.]

814 Variety/Dollar Store

A variety/dollar store is a retail store that sells a broad range of inexpensive items, often at a single price. Items sold typically include kitchen, cleaning, office, and household supplies.

816 Hardware/Paint Store

These stores typically sell home improvement supplies such as home-building materials, small tools, keys, locks, plumbing supplies, electrical supplies, cleaning products, housewares, paint, and lawn and garden products directly to consumers for use at home or for business.

817 Nursery (Garden Center)

A nursery or garden center is a freestanding building with an outside storage area for planting or landscape stock. Some have large greenhouses and offer landscaping services. Most have office storage, and shipping facilities. Outdoor storage areas are not included in the size for purposes of assessing the SDC.

[Combines ITE use codes 817 Nursery (Garden Center) and 818 Nursery (Wholesale).]

820 Shopping Center

A shopping center is an integrated group of commercial/retail stores that are planned, developed, owned and managed as a unit. In addition to a variety of store types, a shopping center may contain non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (e.g. ice skating rinks, indoor miniature golf). A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. In addition to the integrated unit of stores and commercial areas, a shopping center may include out-parcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points).

823 Factory Outlet Center

A factory outlet center is a shopping center that primarily houses stores that sell factory-made goods directly to consumers for less than current retail prices.

826 Specialty Retail Center and Other

Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods, and services such as real estate offices, dance studios, florists, and small restaurants. This use category also includes miscellaneous retail and services that may not fit into other available use categories, as determined by staff. A specialty retail center is typically oriented along and parallel to the adjacent street.

841 Automobile Sales

In addition to automobile sales, these dealerships often include areas for servicing, parts sales, offices, and used car sales.

[Combines ITE use codes 841 Automobile Sales and 842 Recreational Vehicle Sales.]

843 Automobile Parts Sales

These facilities specialize in the sale of automobile parts for do-it-yourself maintenance and repair. Items sold include items such as spark plugs, distributor caps, and batteries. These facilities are not equipped for on-site vehicle repair or automobile sales/service.

848 Tire Store

These stores primarily specialize in the sale, installation and repair of tires. Some stores also include other automotive maintenance or repair services and customer assistance. These stores generally do not contain large storage or warehouse areas.

850 Supermarket

Supermarkets are typically freestanding retail stores selling a complete assortment of food (sometimes in bulk), food preparation and wrapping materials, and household cleaning and servicing items. They may also contain facilities such as money machines, photo center, pharmacies, and video rental areas. *[Combines ITE use codes 850 supermarket and 854 discount supermarket.]*

851 Convenience Market (Open 24 Hours)

The convenience markets in this classification are open 24 hours per day. These markets typically sell convenience foods, newspapers, magazines, and often, beer and wine; and they do not have gasoline pumps.

852 Convenience Market (Open ~15 - 16 Hours)

The convenience markets in this classification are open 15 to 16 hours per day. These markets sell convenience foods, newspapers, magazines, and often, beer and wine; and they do not have gasoline pumps.

854 Discount Supermarket

Discount supermarkets are free-standing retail stores selling a complete assortment of food (often in bulk) and food preparation materials, and household cleaning and servicing items at discount prices.

857 Discount Club

A discount club is discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, tires, and appliances. Many items may be sold in large quantities or bulk. Some sites may include on-site fueling pumps.

862 Home Improvement Superstore

Home improvement superstores are freestanding warehouse-type facilities that typically provide a variety of construction, tools, supplies, and landscaping materials associated with home construction, remodeling and upgrades. Some of the sites also include garden centers/nursery facilities. The outside storage areas/garden areas are not included in the determination of the SDCs. They typically maintain long store hours seven days a week.

863 Electronics Superstore

Electronic superstores are large, freestanding facilities that specialize in the sale of home and vehicle electronic merchandise. They typically maintain store hours seven days a week. Major home appliances may also be sold at these facilities.

864 Toy/Children's Superstore

These stores are large, freestanding warehouse type facilities offering a variety of baby and child-oriented supplies, toys, clothing, and home-related goods.

875 Department Store

Department stores are free-standing facilities offering a variety of products, including apparel, footwear, home products, bedding and linens, luggage, jewelry, and accessories. These stores typically maintain long hours of operation, seven days a week.

876 Apparel Store

An apparel store is an individual store specializing in the sale of clothing.

879 Arts and Crafts Store

Arts and crafts stores are free-standing facilities that sell art, framing, décor, and seasonal merchandise. These stores may also provide in-store arts and crafts classes.

880 Pharmacy/Drugstore without- Drive-Through Window

Pharmacies/drugstores are retail facilities that primarily sell prescription and non-prescription drugs. These facilities may also sell cosmetics, toiletries, medications, stationary, personal care products, limited food products, and general merchandise. These drugstores do not have drive-up windows.

881 Pharmacy/Drugstore with- Drive-Through Window

Pharmacies/drugstores are retail facilities that primarily sell prescription and non-prescription drugs. These facilities may also sell cosmetics, toiletries, medications, stationary, personal care products, limited food products, and general merchandise. These drugstores have drive-up windows.

890 Furniture Store

These stores often include large show-rooms, featuring home furnishings, carpeting, and both pre-assembled as ordered furniture. Both customer pick-up and delivery options are often provided. These stores often also have large storage areas, which are included in the calculation of size for assessing the SDC.

911 Walk-In Bank

Walk-in banks are generally free-standing buildings without drive-in windows for customer service. They often provide walk-up ATMs.

912 Drive-In Bank

Drive-in banks provide facilities for motorists to conduct financial transactions (often including ATM access) while in a vehicle. Many also provide services for walk-in patrons within the building.

918 Hair Salon

Hair salons are facilities that specialize in cosmetic and beauty services, including hair cutting and styling, skin and nail care, and massage therapy. Hair salons may also contain spa facilities.

931 Quality Restaurant

Quality restaurants are full-service eating establishments with a typical duration of stay of at least one hour. Quality restaurants generally do not serve breakfast; some do serve lunch; all serve dinner. This type of restaurant is generally not part of a chain, reservations are often required, and patrons are served by a waiter/waitress. Some also contain bar/lounge facilities that support the restaurant.

932 Higher Turnover Restaurant, Including Tavern/Bar

A higher turnover restaurant consists of sit-down eating establishments that generally serve lunch and dinner, may also be open for breakfast, and are sometimes open 24-hours per day. These restaurants typically do not offer reservations; rather patrons wait to be seated. Turnover rates are usually one hour or less. Some facilities contained within this land use may also operate as a tavern, brewpub, or bar and serve alcoholic drinks.

[Combines ITE use codes 925 Drinking Place and 932 High-Turnover (Sit-Down) Restaurant.]

934 Fast Food Restaurant with or without Drive-Through

This use code includes both restaurants with drive-through windows and those without. These restaurants are characterized by long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late or 24 hours) and high turnover rates for eat-in customers.

[Combines ITE use codes 933 Fast-Food Restaurant without Drive-Through Window and 934 Fast-Food Restaurant with Drive-Through Window.]

937 Coffee/Donut Shop and Coffee/Donut Drive-Through Establishment

This use code includes single-tenant facilities serving coffee, beverages, pastries, sandwiches, and a variety of food/snack items and other small, miscellaneous products. This category includes shops with and shops without drive-through windows, as well as those with and those without indoor seating.

[Combine ITE use codes 936 Coffee/Donut Shop without Drive-Through Window, 937 Coffee/Donut Shop with Drive-Through Window, and 938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating.]

941 Quick Lubrication Vehicle Stop

These facilities primarily perform oil change services for vehicles. Other ancillary services provided may include preventative maintenance, such as fluid and filter changes. Automobile repair service is generally not provided.

942 Auto Care Center

An automobile care center houses numerous facilities (that may or may not be under common ownership) that provide a variety of automobile-related services, such as repair and servicing, stereo installation, and seat cover upholstery.

944 Gasoline/Service Station

The primary activity for these stations is for the fueling of motor vehicles; some facilities may have ancillary servicing and/or repair services. This use includes service stations without convenience stores. For purposes of assessing the SDC, the vehicle fueling position is defined as the maximum number of vehicles that can be fueled simultaneously.

945 Gasoline/Service Station with Convenience Market with or without Car Wash

The primary activity for these stations is for the fueling of motor vehicles and provision of small food items, beverages and other ancillary convenience-oriented goods. Some facilities may have ancillary servicing and/or repair services. These facilities may include car washes. For purposes of assessing the SDC, the vehicle fueling position is defined as the maximum number of vehicles that can be fueled simultaneously.

[Combines ITE use codes 945 Gasoline/Service Station with Convenience Market and 946 Gasoline/Service Station with Convenience Market and Car Wash]

947 Self-Service Car Wash

Self-service car washes are stand-alone facilities, not co-located with gasoline/service stations, that allow for the manual cleaning of vehicles by providing stalls for the driver to park and wash the vehicle.

948 Automated Car Wash

Automated car washes are stand-alone facilities, not co-located with gasoline/service stations, that allow for the mechanical cleaning of the exterior of vehicles. Manual cleaning and detailing services may also be available.

950 Truck Stop

Truck stops are facilities that provide refueling, food, and other services to motorists and truck drivers. These facilities typically contain convenience stores, showers, restaurants, and on-site truck parking spaces.

Table A-1
Cross-References for Wastewater & Parks and Recreation SDCs
Based Upon HUD BPR* Use Code Descriptions

* Bureau of Public Records, Housing and Urban Development

Eugene Wastewater SDC Use Code	Eugene Park SDC Use Code	HUD BPR Land Use Codes	Land Use Description
1F	SFD	1111	Single Family Housing
1F	SFD	1119	Common or Open Area - Typically In Single Family Area
1F	DuplexMult	1120	Two Family Housing Unit-Duplex
1F	DuplexMult	1129	Common or Open Area - Typically In Duplex Structure Area
11	Multifamily	1130	Apartment Under Construction
11	Multifamily	1131	Quad
11	Multifamily	1132	Apartment With 1 To 4 Units
11	Multifamily	1133	Apartment With 5 To 19 Units
11	Multifamily	1134	Apartment With 20 Units or More
11	Multifamily	1139	Common or Open Area - Typically In Multi-Unit Structure Area
1F	MH	1150	Mobile Home - Not In Mobile Home Park
1F	MH	1151	Mobile Home - Temporary
1F	MH	1159	Common or Open Area - Typically In Mobile Home Area
1F	MH	1160	Houseboat-Separate
12C	per Person	1210	Boarding & Rooming Houses
12C	per Person	1221	Fraternity & Sorority Houses
12C	per Person	1231	Nurses Home
12C	per Person	1232	College Dormitory
12C	per Person	1239	Other Residence Halls or Dormitories
12A, B, or C	per Person	1241	Retirement Home
12C	per Person	1251	Convents
12C	per Person	1252	Monasteries
12C	per Person	1253	Rectories
12C	per Person	1259	Religious Quarters
12C	per Person	1290	Group Quarters (Military, Forest Service)
13	per Rm/Multi	1300	Residential Hotel or Motel With 75% or More Permanently Occupied
14	MH	1400	Mobile Home Park or Court
15	A	1510	Hotels, Motels, Lodges, Cabins, Resorts
15	MH	1520	Mobile Home, Temporary Weekly Lodging
15	per Person	1590	Other Transient Lodgings (YMCA or YWCA)
15	MH	1900	Moorages, Houseboat, Commercial
15	SFD	1910	Seasonally Occupied Family Quarters
21	C	2111	Meat Packing Establishments or Slaughtering Plants
21	C	2113	Poultry & Small Game Dressing & Packing
21	C	2120	Creamery Multi-Dairy Products
21	C	2121	Butter, Creamery & Whey / Mfg
21	C	2122	Cheese Natural & Processed
21	C	2123	Condensed & Evaporated Milk / Mfg
21	C	2124	Ice Cream & Frozen Desserts / Mfg
21	C	2125	Milk Processing & Distribution
21	C	2131	Canning & Preserving Of Sea foods / Mfg
21	C	2132	Canning Specialty Foods
21	C	2133	Canning Fruits, Vegetables, Preserves / Mfg
21	C	2134	Drying & Dehydrating Fruits & Vegetables / Mfg
21	C	2135	Pickling Of Fruits & Vegetables
21	C	2137	Frozen Food Processing (Fruits, Vegetables, Specialties) / Mfg
21	C	2140	Grain Mill Products (Prepared, Concentrated, Supplemented Feeds)
21	C	2150	Bakery Products / Mfg

21	C	2171	Candy & Other Confectionery Products / Mfg
21	C	2185	Beverages, Nonalcoholic, Bottled or Canned / Mfg
21	C	2195	Roasting Coffee & Coffee Products / Mfg
21	C	2190	Other Food Preparations & Kindred Products / Mfg
2X	C	2220	Knit Goods / Mfg
2X	C	2330	Women's, Misses, Girl's, Children's, Infant's Outerwear / Mfg
2X	C	2361	Leather Tanning & Finishing / Mfg
2X	C	2369	Other Leather Products / Mfg
2X	C	2392	House Furnishings (Except Curtains & Draperies) / Mfg
2X	C	2393	Textile Bags / Mfg
2X	C	2394	Canvas Products / Mfg
2X	C	2395	Pleating, Tucking, Decorative & Novelty Stitching For Trade
24	C	2400	Lumber & Paper Co.-Multi-Products
66	C	2410	Logging Camps & Logging Contractors
24	C	2421	Sawmills & Planning Mills, General / Mfg
24	C	2422	Hardwood Dimension & Flooring / Mfg
24	C	2429	Special Sawmill Products (Shingles, Hoops, Staves) / Mfg
24	C	2431	Millwork / Mfg
24	C	2432	Veneer & Plywood / Mfg
24	C	2433	Prefabricated Wooden Buildings & Structural Members / Mfg
24	C	2440	Wooden Containers / Mfg
24	C	2491	Wood Preserving
24	C	2499	Other Lumber & Wood Products (Except Furniture) / Mfg
2X	C	2510	Household Furniture / Mfg
2X	C	2520	Office Furniture / Mfg
2X	C	2540	Partitions, Shelving, Lockers & Store Fixtures / Mfg
2X	C	2599	Other Furniture & Fixtures (Cabinets, Carts, Stools) / Mfg
2X	C	2620	Paper / Mfg
2X	C	2642	Envelopes, Printed or Unprinted, Paper, Glassine, Cello / Mfg
2X	C	2646	Pressed & Molded Pulp Goods / Mfg
2X	C	2647	Sanitary Paper Products/ Mfg
2X	C	2649	Other Converted Paper & Paper Products (Except Containers)/Mfg
2X	C	2650	Paperboard Containers & Boxes / Mfg
2X	C	2660	Building Paper & Building Board (Fiber, Siding, Felt) / Mfg
2X	C	2710	Newspapers, Publishing & Printing or Publishing Only / Mfg
2X	C	2720	Periodicals, Publishing & Printing or Publishing Only / Mfg
2X	C	2730	Books, Publishing & Printing, or Publishing Only / Mfg
2X	C	2740	Commercial Printing / Mfg
2X	C	2750	Business Forms, Manifold / Mfg
2X	C	2760	Cards, Greeting, Except Hand Painted / Mfg
2X	C	2781	Typesetting For The Printing Trade
2X	C	2789	Other Printing Trade Service Industries (Decals)
2X	C	2790	Other Printing & Publishing (Maps, Directories) / Mfg
3X	C	2810	Industrial Inorganic & Organic Chemicals / Mfg
3X	C	2820	Plastics, Synthetic Resins, Rubbers & Other Manmade Fibers / Mfg
3X	C	2860	Gum & Wood Chemicals / Mfg
3X	C	2850	Paints, Varnishes, Lacquers, Enamels & Allied Products / Mfg
3X	C	2870	Agricultural Chemicals (Fertilizers, Herbicides) / Mfg
3X	C	2899	Other Chemicals & Allied Products / Mfg
3X	C	3140	Miscellaneous Plastic Products / Mfg
3X	C	3190	Other Fabricated Rubber Products / Mfg
3X	C	3200	Stone, Clay & Glass Products / Mfg
3X	C	3229	Other Glass & Glassware Products (Pressed or Blown) / Mfg
3X	C	3230	Cement, Hydraulic, Portland, Natural, Masonry, Puzzolan / Mfg
3X	C	3249	Structural Clay Products / Mfg
3X	C	3259	Pottery & Related Products / Mfg
3X	C	3261	Blocks, Concrete & Cinder / Mfg

3X	C	3262	Concrete Products (Excluding Brick & Block) / Mfg
3X	C	3263	Concrete (Ready Mixed) / Mfg
3X	C	3270	Cut Stone Products For Building, Ornamental, Paving, / Mfg
3X	C	3280	Abrasive, Asbestos & Misc. Nonmetallic Mineral Products / Mfg
3X	C	3311	Blast Furnace, Steel Works & Rolling / Mfg
3X	C	3320	Iron & Steel Foundries / Mfg
3X	C	3360	Nonferrous Foundries (Aluminum, Bronze, Copper, Brass) / Mfg
3X	C	3390	Other Primary Metal Industries / Mfg
3X	C	3421	Engines & Turbines / Mfg
3X	C	3423	Construction, Mining & Materials Handling Machinery & Equipment / Mfg
3X	C	3424	Metalworking Machinery & Equipment / Mfg
3X	C	3425	Special Industry Machinery (Sawmill Machinery) / Mfg
3X	C	3426	General Industrial Machinery & Equipment / Mfg
3X	C	3429	Other Machinery Manufacturing (Pistons, Valves)
3X	C	3433	Household Electrical Appliances / Mfg
3X	C	3435	Radio & Television Receiving Sets / Mfg
3X	C	3437	Electronic Components & Accessories / Mfg
3X	C	3439	Other Electrical Machinery, Equip. & Supplies Manufacturing
3X	C	3441	Motor Vehicles & Equipment / Mfg
3X	C	3443	Ship & Boat Building
3X	C	3449	Other Transportation Equip. (Campers, Trailers) / Mfg
3X	C	3491	Metal Cans / Mfg
3X	C	3492	Cutlery, H& Tools & Hardware / Mfg
3X	C	3493	Heating Apparatus & Plumbing Fixtures / Mfg
3X	C	3494	Fabricated Structural Metal Products (Awnings, Boilers) / Mfg
3X	C	3496	Metal Stamping / Mfg
3X	C	3497	Coating, Engraving & Allied Services
3X	C	3498	Fabricated Wire Products (Misc.) / Mfg
3X	C	3499	Other Fabricated Metal Products (Irrigation Equipment, Industrial Patterns).
3X	C	3521	Mechanical Measuring & Controlling Instruments / Mfg
3X	C	3542	Orthopedic, Prosthetic & Surgical Appliances & Supplies / Mfg
3X	C	3913	Lapidary Work, Contract & Other Stone Polishing
3X	C	3930	Toys, Amusement, Sporting & Athletic Goods / Mfg
3X	C	3950	Costume Jewelry, Novelties, Buttons & Misc. Notions / Mfg
3X	C	3997	Signs & Advertising Displays / Mfg
3X	C	3999	Other Miscellaneous Manufacturing
		4111	Railroad Right-of-Way
		4112	Railroad Switching & Marshaling Yard
4X	C	4113	Railroad Terminals, Passenger
4X	C	4114	Railroad Terminals, Freight
4X	C	4115	Railroad Terminals, Passenger & Freight
4X	C	4116	Railroad Equipment & Maintenance
4X	C	4119	Other Railroad Transportation
4X	C	4211	Terminal, Bus Passenger, Intercity
4X	C	4214	Maintenance Facilities For Passenger Bus Vehicles
4X		4219	Bus Stops
4X	C	4221	Freight Trucking Terminals, With or Without Maintenance Facility
4X	C	4222	Motor Freight Garaging & Maintenance Facility
4X	E	4223	Moving & Storage, Household
4X	C	4229	Other Motor Freight Transportation
4X	C	4291	Taxicab Transportation
4X	C	4311	Airport & Flying Field Landing/Takeoff Fields
4X	C	4312	Airport & Flying Field Terminals (Passenger)
4X	C	4313	Airport & Flying Field Terminals (Freight)
4X	C	4314	Airport & Flying Field Terminals (Passenger & Freight)
4X	C	4315	Aircraft Storage & Equipment Maintenance
4X	C	4319	Other Airports & Flying Fields Necessary

4X	C	4391	Heliport Landing/Takeoff Pads
4X	C	4399	Other Aircraft Transportation
		4500	Highway & Street Rights-of-Way
		4508	Bridges - Railroad, Vehicular or Pedestrian
		4510	Freeways, (i.e., Routes With No At-Grade Intersections)
		4520	Expressways, (i.e. Routes With Grade Intersect Only At Major Streets)
		4550	Collector/Distributor Streets
		4570	Alleys, Public
		4571	Bicycle Path
		4575	Pedestrian Walkway, Stairway, Etc.
		4580	Rights-Of-Way, Roads-Proposed Roadway
		4590	Private Roads
		4599	Other Rights-of-Way Related
4X		4600	Automobile Parking (Non-Structure/Retail)
4X		4601	Automobile Parking (Non-Structure/Service)
4X		4602	Automobile Parking (Non-Structure/Government)
4X		4603	Automobile Parking (Non-Structure/Education)
4X		4604	Automobile Parking (Non-Structure/Transportation)
4X		4605	Automobile Parking (Non-Structure/Recreation)
4X		4606	Automobile Parking (Non-Structure/Industrial)
4X		4607	Automobile Parking (Non-Structure/Utility)
4X		4608	Automobile Parking (Non-Structure/Religious)
4X		4610	Automobile Parking (Structure/Retail)
4X		4611	Automobile Parking (Structure/Service)
4X		4612	Automobile Parking (Structure/Government)
4X		4613	Automobile Parking (Structure/Education)
4X		4614	Automobile Parking (Structure/Transportation)
4X		4615	Automobile Parking (Structure/Recreation)
4X		4616	Automobile Parking (Structure/Industrial)
4X	C	4711	Telephone Exchange Stations
4X	C	4719	Telephone Equipment Repair & Servicing
4X	D	4721	Radio Telegraph Message Center
4X	D	4731	Radio Broadcasting Studios, Commercial & Public Educational
4X	D	4732	Radio Broadcasting Transmitters & Towers, Commercial & Public Education
4X	D	4739	Other Radio Communication
4X	D	4741	Television Broadcasting Studio, Commercial & Public Educational
4X	D	4742	Television Transmitters & Towers, Commercial & Public Educational
4X	D	4749	Other Television Communication
4X	D	4759	Radio & Television Transmitter, Combined, Commercial or Public Education
4X	C	4810	Electric & Power Companies
		4811	Electric Transmission Right-of-Way
4X	C	4812	Electric Generation Plant
4X	C	4813	Electricity Regulating Substations
4X	C	4819	Other Electric Utility
4X	C	4823	Gas Storage Tanks & Distribution Facilities, Mfg or Natural
4X	C	4824	Gas Pressure Control Stations
		4831	Water Pipeline Right-of-Way (EWEB Canal)
4X	C	4832	Water, Domestic Supply, Treatment Plant
4X	C	4833	Water Storage (Flood Control Dam, Water Tower)
4X	C	4835	Pumping Station, Domestic Water
4X	C	4839	Water, Domestic Supply, Aqueduct
4X	C	4841	Sewage Treatment Plant
4X	C	4842	Sewage Sludge Drying Beds
4X	C	4843	Sewage Pressure Control Station
4X	C	4852	Garbage Grinding Station, Central
4X	C	4853	Composting Plants
4X	C	4854	Sanitary Land Fill

4X	C	4855	Refuse Disposal, Except Industrial Wastes
4X	C	4856	Industrial Waste Disposal
4X	C	4859	Other Solid Waste Disposal
		4911	Petroleum Pipeline Right Of Way
4X	D	4921	Freight Forwarding Service
4X	D	4922	Crating & Packing Service
4X	D	4923	Travel Arranging Services (Information, Freight Agencies)
4X	D	4924	Transportation Ticket Services (Travel Agency, Ticket Office)
4X	D	4990	Other Transportation, Communication & Utilities
51	C	5111	Automobiles & Other Motor Vehicles / Whsle
51	C	5112	Automotive Equipment / Whsle
51	C	5113	Tires & Tubes / Whsle
51	C	5121	Drugs, Drug Proprieties & Druggist's Sundries / Whsle
51	C	5122	Paints & Varnishes (Shellac, Lacquers, Enamels) / Whsle
51	C	5129	Other Drugs, Chemicals & Allied Products / Whsle
51	C	5131	Dry Goods, Piece Goods & Notions / Whsle
51	C	5132	Apparel & Accessories, Hosiery & Lingerie / Whsle
51	C	5133	Footwear / Whsle
51	C	5141	Groceries, General Line / Whsle
51	C	5142	Dairy Products / Whsle
51	C	5143	Poultry Products / Whsle
51	C	5144	Confectionery / Whsle
51	C	5145	Fish, Fresh / Whsle
51	C	5146	Meat & Meat Products / Whsle
51	C	5147	Fruits & Vegetables / Whsle
51	C	5149	Other Groceries & Related Products / Whsle
51	C	5151	Cotton, Raw / Whsle
51	C	5152	Grain / Whsle
51	C	5153	Hides, Skins & Pelts / Whsle
51	C	5154	Exporters Of Leaf Tobacco
51	C	5155	Wool, Raw / Whsle
51	C	5156	Livestock / Whsle
51	C	5157	Horses / Whsle
51	C	5159	Farm Products, Raw (Except Cotton, Grain or Livestock) / Whsle
51	C	5161	Electrical Apparatus & Equipment; Wiring Supplies & Construction Equipment
51	C	5162	Electrical Appliances, TV & Radio Sets / Whsle
51	C	5163	Electronic Parts & Equipment / Whsle
51	C	5171	Hardware / Whsle
51	C	5172	Plumbing & Heating Equipment & Supplies / Whsle
51	C	5173	Air Conditioning, Refrigerated Equipment & Supplies / Whsle
51	C	5181	Commercial & Industrial Machinery, Equipment & Supplies/Whsle
51	C	5182	Farm Machinery & Equipment / Whsle
51	C	5183	Professional Equipment & Supplies / Whsle
51	C	5184	Equipment & Supplies For Service Establishments / Whsle
51	C	5185	Transportation Equipment & Supplies (Except Motor Vehicles)/Whsle
51	C	5189	Other Machinery, Equipment & Supplies / Whsle
51	C	5191	Metals & Minerals (Except Petroleum Products & Scrap) / Whsle
51	C	5192	Petroleum Bulk Stations & Terminals / Whsle
51	C	5193	Scrap & Waste Materials / Whsle
51	C	5194	Tobacco & Tobacco Products / Whsle
51	C	5195	Beer, Wine & Distilled Alcoholic Beverages / Whsle
51	C	5196	Paper & Paper Products / Whsle
51	C	5197	Furniture & Home Furnishings / Whsle
51	C	5198	Lumber & Construction Materials / Whsle
51	C	5199	Other Wholesale Trade
5X	D	5211	Lumber Yards / Ret
5X	D	5212	Building Materials / Ret

5X	D	5220	Plumbing & Heating Equipment / Ret
5X	D	5230	Paint, Glass & Wallpaper / Ret
5X	D	5240	Electrical Supplies / Ret
5X	D	5251	Hardware Stores / Ret
5X	D	5252	Farm Equipment / Ret
5X	D	5310	Department Stores / Ret
5X	D	5320	Mail Order Houses / Ret
5X	D	5330	Limited Price Variety Stores / Ret
5X	D	5340	Merchandise Vending Machine Operators / Ret
5X	D	5350	Selling Organizations, Direct, Headquarters of Door-To-Door
5X	D	5391	Dry Goods & General Merchandise / Ret
5X	D	5392	General Stores / Ret
54	B	5410	Grocery Stores, With or Without Fresh Meat / Ret
54	D	5421	Meat Markets / Ret
54	D	5422	Sea Food Markets / Ret
54	D	5430	Fruit & Vegetable Stands / Ret
54	D	5440	Candy, Nut & Confectionery / Ret
54	D	5450	Dairy Products Stores / Ret
54	C	5461	Retail Bakeries / Mfg
54	D	5462	Bakeries, Nonmfg, Retail
54	D	5491	Egg & Poultry Dealers / Ret
54	D	5499	Other Retail Trade - Food
55	D	5511	New & Used Cars & Trucks / Ret
55	D	5512	Automobiles, Used Cars & Trucks Only / Ret
55	D	5520	Tires, Batteries & Accessories / Ret
55	D	5530	Automobile Service Stations, With or Without Minor Repair Service
55	D	5591	Marine Craft & Accessories / Ret
55	D	5592	Aircraft Dealers / Ret
55	D	5599	Other Retail Trade - Auto trailers, Mobile Homes, Motorcycles
5X	D	5610	Clothing Stores, Men's & Boy's / Ret
5X	D	5620	Clothing Stores, Women's Ready To Wear / Ret
5X	D	5630	Women's Accessories & Specialties / Ret
5X	D	5640	Children's & Infant's Wear / Ret
5X	D	5650	Family Clothing Stores / Ret
5X	D	5660	Shoe Stores, Family, Men's, Women's or Children's / Ret
5X	D	5670	Custom Tailors / Ret
5X	D	5680	Furriers / Retail
5X	D	5690	Other Retail Trade--Apparel & Accessories
5X	D	5711	Furniture / Ret
5X	D	5712	Floor Covering Stores / Ret
5X	D	5713	Draperies, Curtains & Upholstery / Ret
5X	D	5714	China, Glassware & Metalware Stores / Ret
5X	D	5719	Other Furniture, Home Furnishings & Equipment / Ret
5X	D	5720	Household Appliances / Ret
5X	D	5731	Radios, TV's, Stereos / Ret
5X	D	5732	Music Supplies / Ret
5X	D	5733	Calculators, Computers & Other Office Machines / Ret
5A/B/C	B	5810	Eating Places (Food & Both Food & Alcoholic Beverages)
5D	B	5820	Bars, Drinking Establishments
59	D	5910	Drug & Proprietary / Ret
59	D	5920	Liquor, Wine & Beer (Packaged) / Ret
59	D	5931	Antique Stores / Ret
59	D	5932	Secondhand Merchandise / Ret
59	D	5941	Book Stores, New / Ret
59	D	5942	Stationery Stores / Ret
59	D	5951	Sporting Goods / Ret
59	D	5952	Bicycle & Bicycle Parts Dealers / Ret

59	D	5961	Feed Grain & Hay Stores / Ret
59	D	5969	Other Farm & Garden Supplies (Nurseries) / Ret
59	D	5970	Jewelry, Precious & Precious Metals, Including Custom Made/Ret
59	D	5981	Fuel Dealers, Coal, Wood, Ice / Ret
59	D	5982	Fuel Oil Dealers / Ret
59	D	5983	Bottled Gas / Ret
59	D	5991	Florists / Retail
59	D	5992	Cigars & Cigarettes / Ret
59	D	5993	Magazines & Newspapers / Ret
59	D	5994	Camera Shops & Photographic Supply Stores / Ret
59	D	5995	Gift, Novelty & Souvenir Shops (Ceramic Shop) / Ret
59	D	5996	Optical Goods Stores / Ret
59	D	5999	Other Retail Trade--Artist Supply, Luggage Shop, Pet Shop
61	B	6111	Banking Services
61	B	6112	Bank-Related Functions
61	B	6121	Savings & Loan Associations
61	B	6122	Agriculture, Business & Personal Credit Services (Credit Union)
61	B	6129	Other Credit Services (Loan Co.)
61	B	6131	Security Brokers, Dealer & Flotation Services
61	B	6132	Commodity Contracts Brokers & Dealers Services
61	B	6133	Security & Commodity Exchange
6X	B	6141	Insurance Carriers
6X	B	6142	Insurance Agents, Brokers & Services
6X	B	6151	Real Estate Operators (Except Developers) & Lessors
6X	B	6152	Real Estate Agents, Brokers & Management Services
6X	B	6153	Title & Trust Companies
6X	B	6154	Real Estate Subdividing & Developing Services
6X	B	6155	Real Estate Operative Builders
6X	B	6159	Other Real Estate & Related Services
6X	B	6160	Holding & Investment Services
6X	B	6190	Other Finance, Insurance & Real Estate Services
6A3	D	6211	Laundrying, Dry Cleaning & Dyeing Services (Except Rug Cleaning)
6A1	D	6212	Linen Supply & Industrial Laundry Services
6A1	D	6213	Diaper Service
6A2	D	6214	Laundries, Self-Service
6A3	D	6215	Rug Cleaning & Repairing Plants
62	D	6220	Photographic Services (Including Commercial)
62	D	6231	Beauty Services
62	D	6232	Barber Services
62	D	6241	Funeral & Crematory Services
62	D	6242	Cemeteries
62	D	6251	Pressing & Alteration, & Clothing Repair Shops
62	D	6252	Fur Garments, Cleaning, Repairing, & Storage
62	D	6253	Shoe Repair Shops
62	D	6290	Other Personal Services
62	D	6311	Advertising Agencies
62	D	6312	Outdoor Advertising Services
62	D	6319	Other Advertising Services, NEC
62	D	6320	Collection Agencies , Accounts (Except Real Estate)
62	D	6332	Blueprinting & Photocopying Services
62	D	6339	Stenographic Services & Other Duplicating & Mailing Services
62	D	6341	Window Cleaning Services
62	D	6342	Disinfecting & Exterminating Service
62	D	6349	Building Maintenance, Janitorial, & Similar Services
62	D	6350	News Syndicate Services
62	D	6360	Commercial Employment Agencies
63	D	6371	Farm Product Warehousing & Storage (Barns, Livestock Shelters)

63	D	6372	Stockyards (Not Exclusively For Fattening Livestock)
63	E	6373	Refrigerated Warehousing, Except Food Lockers
63	E	6374	Rental Of Cold Storage Lockers
63	E	6375	Commercial Warehousing & Storage
63	E	6379	Industrial Warehousing & Storage
62	D	6391	Research Development & Testing Services
62	D	6392	Business & Management Consulting Services
62	D	6393	Detective & Protective Services
62	D	6394	Equipment Rental & Leasing Services
62	D	6395	Photographic Laboratories, Not Manufacturing
62	D	6396	Trading Stamp Redemption Store
62	D	6397	Automobile & Truck Rental Services
62	D	6398	Motion Picture Distribution & Services
62	D	6399	Other Business Svc (Garbage Collctn; Sewer or Answering Svc)
6B	D	6412	Car Wash
64	D	6411	Automobile Repair Shops, General
64	D	6419	Other Automobile Services
64	D	6491	Electric Appliance Repair (Except Radio, TV, or Refrigeration)
64	D	6492	Television & Radio Repair Services
64	D	6493	Watch, Clock & Jewelry Repair Services
64	D	6494	Re-upholstery & Furniture Repair Services
64	D	6499	Other Repair Services (Tool, Locksmith, Musical Instrument, Hydraulic)
6X	B	6500	Professional Office Building
65	B	6511	Physicians Services
65	B	6512	Dental Services
65	B	6513	Hospital Services
65	B	6514	Medical Laboratory Services
65	B	6515	Dental Laboratories
65	per person	6516	Convalescent Homes, Sanitariums, Nursing Homes
65	B	6517	Medical Clinic, Out- Patient Service
65	B	6519	Other Medical & Health Services
6X	B	6520	Legal Services
6X	B	6591	Architectural & Engineering Services
6X	B	6592	Scientific & Educational Research Services
6X	B	6593	Accounting, Auditing & Bookkeeping Services
6X	B	6599	Other Professional Services
66	D	6611	Building Construction--General Contractor Services
66	D	6619	Other General Construction Contractor Services
66	D	6621	Plumbing, Heating & Air Conditioning Services
66	D	6622	Painting, Paper Hanging & Decorating Services
66	D	6623	Electrical Work / Contractors
66	D	6624	Masonry, Stonework, Tile Setting & Plastering Services
66	D	6625	Carpentry Work / Contractors
66	D	6626	Roofing & Sheet Metal Services
66	D	6627	Concrete Construction, Other Than Paving, Foundation & Excavation
66	D	6628	Water Well Drilling / Contractors
66	D	6629	Other Special Construction Trade Services
67	B	6710	Executive, Legislative & Judicial Functions (Offices, Courts)
67	B	6719	Other Publicly Owned Property
67	B	6721	Police Protection & Related Activities
67	B	6722	Fire Stations, Community Fire Protection
67	B	6729	Other Protective Functions & Their Related Activities
67	B	6730	Post Offices & Related Facilities
67	per person	6741	Prisons, State, Federal or Other Civil Government
67	per person	6749	Other Correctional Institutions
67	B	6755	Recruiting Station, U.S. Army, U.S. Navy, etc.
67	B	6759	Other Military Bases & Reservation

6X		6810	School District Administration Office
68		6811	Nursery Schools
68		6812	Elementary Schools
68		6813	Junior High Schools
68		6814	Senior High Schools
68		6815	Private Handicap Schools
68	B	6816	Parochial Schools
68	B	6821	Universities & Colleges
68	B	6822	Junior Colleges
68	B	6823	Theological Seminaries
68	B	6831	Vocational or Trade Schools
68	B	6832	Business & Stenographic Schools
68	B	6833	Barber & Beauty Schools
68	B	6834	Art & Music Schools
68	B	6835	Dance Studios & Schools
68	B	6836	Driving Schools
68	B	6839	Other Special Training & Schooling (Language, Modeling)
69	D	6911	Churches, Temples, Sunday School Facilities
69	D	6919	Other Religious Activities (Retreats, Camps, Diocesan Offices)
69	D	6920	Welfare & Charitable Services (Red Cross, Salvation Army)
69	D	6991	Business Associations, (Grange Halls, Trade or Farm Assn.)
69	D	6992	Professional Membership Organizations
69	D	6993	Labor Unions & Similar Labor Organizations
69	D	6994	Civic, Social & Fraternal Associations
69	D	6999	Misc. Services (Historical Clubs, City Clubs, Youth Projects)
68	D	7111	Libraries
68	D	7112	Museum, Historical Exhibit
68	D	7113	Art Galleries
68	D	7119	Other Cultural Activities
68	D	7123	Arboreta & Botanical Gardens
7X	D	7212	Theater, Motion Picture, Indoor
7X	D	7213	Drive-In Motion Picture Theater
7X	D	7214	Theater, Legitimate Stage
7X	D	7219	Other Entertainment Assembly
7X	D	7221	Stadium, Football, Baseball, Track & Field or Other
7X	D	7223	Race Track Operation, Horse, Dog, Automobile
7X	D	7231	Auditorium
7X	D	7232	Exhibition Hall
7X	D	7239	Other Miscellaneous Assembly
7X	D	7290	Other Public Assembly
7X	D	7311	Fairground
7X	D	7312	Amusement Park
7X	D	7391	Penny Arcades
7X	D	7393	Golf Driving Ranges
7X	D	7399	Other Amusements (Pool Hall, Shooting Range)
7X	D	7411	Golf Course, Without Country Club
7X	D	7412	Golf Course, With Country Club
7X	D	7413	Tennis Courts
7X	D	7414	Ice Skating Rinks
7X	D	7415	Roller Skating Rinks
7X	D	7416	Riding Stable
7X	D	7417	Bowling Alleys
7X	D	7419	Other Sports Activities
7X	D	7421	Play Lot or Tot Lot (Preschool or Elementary School-Aged Children)
7X	D	7422	Playground, Equipped (Not Part of Another Facility)
7X	D	7423	Play Fields or Athletic Fields
7X	D	7424	Recreation Center, General

7X	D	7425	Gymnasiums & Athletic Clubs
7X	D	7429	Other Playground & Athletic Areas
7X	D	7431	Swimming Beach, Designated
7X	D	7432	Swimming Pool, Indoor or Covered (Not Part of Residential Use)
7X	D	7442	Boat Rentals & Boat Access Sites
7X	D	7449	Other Marinas
7X	D	7491	Camping & Picnicking Areas
7X	D	7499	Other Recreation Not Elsewhere Classified
7X	D	7520	Group or Organized Camps (Girl Scout & Boy Scout, etc.)
7X	D	7620	Park, Ornamental (Plaza or Monument or Traffic Circle, etc.)
7X	D	7625	Park, Private Leisure
7X	D	7630	Open Space, Natural Area, Wetland
7X	D	7690	Other Parks
7X	D	7900	Other Cultural, Entertainment & Recreational Activities
	C	8010	Orchards, Tree Fruit or Nut
	C	8020	Intensive Grain or Field Crop
	C	8030	Bush, Fruit, Berries
	C	8040	Pasture, Cows, Sheep, Cattle
	C	8120	Farm, Predominant Crop - Cash Grain (Wheat, Corn, etc.)
	C	8130	Farm, Predominant Crop - Field Crop Except Cash Grain or Fiber
	C	8141	Farm, Predominant Crop - Tree Fruits (Pear, Date, Lemon, etc.)
	C	8142	Farm, Predominant Crop - Tree Nuts
	C	8143	Farm, Predominant Crop - Vegetables, Ground Fruits
	C	8150	Farm, Predominant Product - Dairy Goods (Milk, Cheese, etc.)
	C	8161	Farm, Predominant Activity - Cattle Raising
	C	8170	Farm, Predominant Activity - Poultry Raising (Incl. Egg Products)
	C	8180	Farm, General, No Predominant Crop or Activity
	C	8192	Farm, Predominant Activity - Nursery or Flower Stock
	C	8194	Farm, Predominant Activity - Horse Raising
	C	8199	Other Agricultural & Related Activities
	C	8213	Grist Milling Services
	C	8219	Other Agricultural Processing Services
82	B	8221	Veterinarian Service
82	B	8222	Animal Hospitals & Other Veterinary Service
	C	8223	Poultry Hatcheries
	C	8229	Animal Breeding & Other Husbandry Services (Worm Hatchery)
	C	8310	Timberlands
	C	8321	Forest Nurseries
	C	8390	Guard Station, Game Management Area & Other Forestry Activities
	C	8542	Quarrying - Crushed & Broken Stone Including Riprap
	C	8543	Quarrying - Sand & Gravel
	C	8553	Crude Petroleum & Gas Field Services
	C	8900	Other Resource Production & Extraction
		9100	Vacant, Unused, Undeveloped Land
		9101	Broadleaf Brush
		9102	Stump Land, Cutover Land
		9103	Sand Dunes
		9220	Non-reserve Forests
		9310	Rivers, Creeks, Streams
		9320	Lakes, Ponds, Reservoirs
		9390	Other Water Areas (Swamps)
		9395	Sand Bars
		9400	Unused Building or Structure
		9410	Vacant Shop or Office

**Exhibit C: Amendments to the City of Eugene
System Development Charge Methodologies,
Appendix F “Local SDC System Formulas and
General Fee Schedule”**



Appendix F

Local SDC System Formulas and General Fee Schedule

City of Eugene
System Development Charge Methodologies
Methodology

June 2020

Appendix F

Local System Formulas & General Fee Schedule

1.0 Local System Formulas, Calculation Details, and Rates

1.1 General Rate Setting, Cost of Service Formula

$$\frac{\text{SDC Eligible Costs}}{\text{Impact Measurement}} = \text{SDC per Unit of Service}$$

1.2 Transportation System Cost and Rates

1.2.1 Transportation System Cost of Service

General Formula

$$\text{Cost Basis} / \text{Growth Trips} = \text{Cost per Trip}$$

Calculation

Initial cost per trip calculations at the time of the *Transportation System Development Charge Methodology* adoption (shown in the box below) employ a cost per trip calculation that has been rounded to the nearest whole number (or dollar) and was based upon 2014 project costs.

Cost per Trip Calculation Using Original Cost Basis Amounts in Tables B-2 and B-3, Appendix B, Based upon 2014 Project Costs

Reimbursement:

$$\$7,675,471 / 40,972 = \$187 \text{ per Trip}$$

Improvement:

$$\$113,721,290 / 40,972 = \$2,776 \text{ per Trip}$$

$$\text{Total Allocated Cost per Trip} = \$187 + \$2,776 = \$2,963 \text{ per Trip}$$

As part of the adoption of the *Transportation System Development Charge Methodology* in 2018, the calculated “total allocated cost per trip” shown in the box above was adjusted for inflation using the 20-city national average construction cost index (CCI), as published by Engineering News-Record (ENR), to reflect then current day costs at the time of adoption. This adjusted amount, as shown in the box below, was rounded to the nearest whole number (or dollar) and was included in Section 2.0 of this Appendix F.

Inflationary Adjustment to 2014 Calculations, Prior to Methodology Adoption

2014 Cost per Trip X (1 + Increase in ENR CCI (Between Dec 2014 and April 2018)) = Current Cost per Trip

➤ Increase in ENR CCI (Between Dec 2014 and April 2018) = 10.42%

\$2,963 X (1.1042) = \$3,272 Cost per Trip

Subsequent adjustments to the cost per trip (i.e., fee changes adopted per Section 2.4 of the *General Methodology*) shall round to the nearest hundredth (or penny). See Section 2.0 of this Appendix F for current rates.

1.2.2 Transportation SDC Rates

Except when the City Engineer has approved an applicant’s election to use the Alternate Trip Generation Calculation method or an alternative pass-by adjustment, the City Engineer shall apply rates included in the Transportation Trip Rates table, Table B-9, located below. Descriptions for the land use categories included in Table B-9 are included in Appendix A and are based upon ITE land use categories.

Table B-9 Transportation Trip Rates					
Eugene Trans Use Code	Description	Unit of Measure	Trip Rate	% Pass-by	Adjusted Trip Rate
30	TRUCK TERMINAL	PER TGSF	0.83	0%	0.83
90	PARK & RIDE LOT WITH BUS SERVICE	PER PARKING SPACE	0.62	0%	0.62
110	GENERAL LIGHT INDUSTRIAL	PER TGSF	0.97	0%	0.97
130	INDUSTRIAL PARK	PER TGSF	0.85	0%	0.85
140	MANUFACTURING / HEAVY INDUSTRY (120&140)	PER TGSF	0.73	0%	0.73
150	WAREHOUSING	PER TGSF	0.32	0%	0.32
151	MINI WAREHOUSE	PER TGSF	0.26	0%	0.26
160	DATA CENTER	PER TGSF	0.09	0%	0.09
170	UTILITIES	PER TGSF	0.76	0%	0.76
210	SINGLE FAMILY DWELLING / DUPLEX	PER DU	1.00	0%	1.00
211	ACCESSORY DWELLING UNIT	PER DU	0.52	0%	0.52
220	APARTMENTS	PER DU	0.62	0%	0.62
230	CONDO/TOWNHOME	PER DU	0.52	0%	0.52
251	SENIOR HOUSING DEVELOPMENT	PER DU	0.27	0%	0.27
253	CONGREGATE CARE FACILITY / CONTINUING CARE RETIREMENT COMMUNITY	PER DU	0.17	0%	0.17
254	ASSISTED LIVING / NURSING HOME (254 & 620)	PER DU	0.22	0%	0.22
310	HOTEL/MOTEL	PER ROOM	0.60	0%	0.60
411	CITY PARK	PER ACRE	3.50	0%	3.50
430	GOLF COURSE	PER ACRE	0.30	0%	0.30
437	BOWLING ALLEY	PER TGSF	1.71	0%	1.71
444	MOVIE THEATRE	PER TGSF	3.80	0%	3.80
491	RACQUET/TENNIS/HANDBALL FACILITIES (490 & 491)	PER COURT	3.35	0%	3.35
492	HEALTH/FITNESS/ATHLETIC CLUB (492 & 493)	PER TGSF	3.53	0%	3.53
495	RECREATIONAL COMMUNITY CENTER / MULTIPURPOSE RECREATIONAL FACILITY (435&495)	PER TGSF	2.74	0%	2.74
520	ELEMENTARY SCHOOL	PER TGSF	1.21	0%	1.21
522	MIDDLE SCHOOL / JUNIOR HIGH SCHOOL	PER TGSF	1.19	0%	1.19
530	HIGH SCHOOL	PER TGSF	0.97	0%	0.97
536	PRIVATE SCHOOL (K-12)	PER TGSF	5.50	0%	5.50
540	JUNIOR/COMMUNITY COLLEGE	PER STUDENT*	0.12	0%	0.12
550	UNIVERSITY/COLLEGE	PER STUDENT*	0.17	0%	0.17
560	WORSHIP FACILITIES (560, 561, & 562)	PER TGSF	0.55	0%	0.55
565A	CHILD DAY CARE CENTER	PER TGSF	6.01	0%	6.01
565B	ADULT DAY CARE CENTER	PER TGSF	2.64	0%	2.64
566	CEMETERY	PER ACRE	0.84	0%	0.84
590	LIBRARY	PER TGSF	7.30	0%	7.30
591	LODGE/FRATERNAL ORDER	PER MEMBER	0.03	0%	0.03
610	HOSPITAL	PER TGSF	0.93	0%	0.93
640	ANIMAL HOSPITAL/VETERINARY CLINIC	PER TGSF	4.72	0%	4.72
710	GENERAL OFFICE BUILDING (710, 714, 715, 733, & 750)	PER TGSF	1.49	0%	1.49
720	MEDICAL/DENTAL OFFICE (720 & 630)	PER TGSF	3.57	0%	3.57
731	DEPARTMENT OF MOTOR VEHICLES	PER TGSF	17.09	0%	17.09
760	RESEARCH & DEVELOPMENT CENTER	PER TGSF	1.07	0%	1.07
770	BUSINESS PARK	PER TGSF	1.26	0%	1.26
811	CONSTRUCTION EQUIPMENT & RENTAL STORE	PER TGSF	0.99	0%	0.99
812	BUILDING MATERIALS & LUMBER STORE	PER TGSF	4.49	0%	4.49
813	FREE-STANDING DISCOUNT SUPERSTORE (813 & 815)	PER TGSF	4.35	27%	3.18
814	VARIETY/DOLLAR STORE	PER TGSF	6.82	34%	4.50
816	HARDWARE/PAINT STORE	PER TGSF	4.84	0%	4.84
817	NURSERY (GARDEN CENTER)	PER TGSF	6.94	0%	6.94
NOTE:	TGSF = Thousand Gross Square Feet				
	TSFGLA = Thousand Square Feet Gross Leasable Area				
	DU = Dwelling Unit				
	* For school-based academic, administration, support, and classroom uses only; for uses that are also used by the community for non-school uses (e.g., large athletic facilities, museums, or performing arts centers), choose the use code that best fits the proposed development type.				

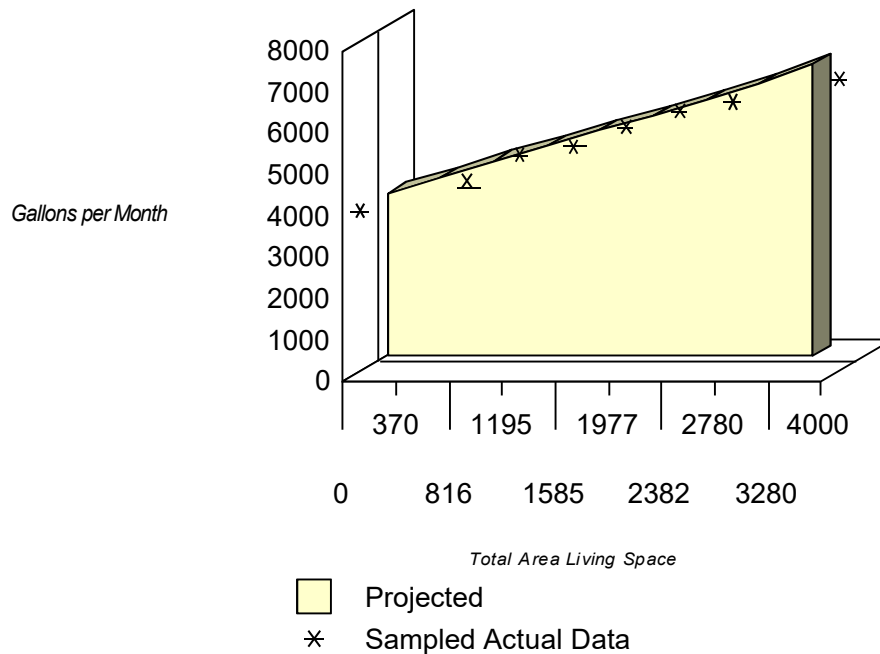
Table B-9 -- Transportation Trip Rates					
Eugene Trans Use Code	Description	Unit of Measure	Trip Rate	% Pass-by	Adjusted Trip Rate
820	SHOPPING CENTER	PER TSFGLA	3.71	34%	2.45
823	FACTORY OUTLET CENTER	PER TGSF	2.29	0%	2.29
826	SPECIALTY RETAIL CENTER & OTHER	PER TSFGLA	2.71	34%	1.79
841	AUTOMOBILE SALES	PER TGSF	2.62	0%	2.62
843	AUTOMOBILE PARTS SALES	PER TGSF	5.98	43%	3.41
848	TIRE STORE	PER TGSF	4.15	28%	2.99
850	SUPERMARKET	PER TGSF	9.48	36%	6.07
851	CONVENIENCE MARKET (open 24 hours)	PER TGSF	52.41	51%	25.68
852	CONVENIENCE MARKET (open ~ 15-16 hours)	PER TGSF	34.57	63%	12.79
854	DISCOUNT SUPERMARKET	PER TGSF	8.34	21%	6.59
857	DISCOUNT CLUB	PER TGSF	4.18	37%	2.63
862	HOME IMPROVEMENT SUPERSTORE	PER TGSF	2.33	42%	1.35
863	ELECTRONICS SUPERSTORE	PER TGSF	4.50	40%	2.70
864	TOY/CHILDREN'S SUPERSTORE	PER TGSF	4.99	34%	3.29
875	DEPARTMENT STORE	PER TGSF	1.87	0%	1.87
876	APPAREL STORE	PER TGSF	3.83	0%	3.83
879	ARTS AND CRAFTS STORE	PER TGSF	6.21	34%	4.10
880	PHARMACY/DRUGSTORE W/OUT DRIVE-THROUGH WINDOW	PER TGSF	8.40	53%	3.95
881	PHARMACY/DRUGSTORE WITH DRIVE-THROUGH WINDOW	PER TGSF	9.91	49%	5.05
890	FURNITURE STORE	PER TGSF	0.45	53%	0.21
911	WALK-IN BANK	PER TGSF	12.13	0%	12.13
912	DRIVE-IN BANK	PER TGSF	24.30	26%	17.98
918	HAIR SALON	PER TGSF	1.45	0%	1.45
931	QUALITY RESTAURANT	PER TGSF	7.49	44%	4.19
932	HIGHER TURNOVER REST, INCL TAVERN/BAR (925 & 932)	PER TGSF	9.85	43%	5.61
934	FAST FOOD RESTAURANT WITH OR WITHOUT DRIVE-THROUGH	PER TGSF	32.65	50%	16.33
937	COFFEE/DONUT SHOP / COFFEE ESTABLISHMENT (936, 937, & 938)	PER TGSF	42.80	89%	4.71
941	QUICK LUBRICATION VEHICLE STOP	PER SERV.POS.	5.19	0%	5.19
942	AUTO CARE CENTER	PER TSFGLA	3.11	0%	3.11
944	GASOLINE/SERVICE STATION	PER VEH.FUEL.POS.	13.87	42%	8.04
945	GASOLINE/SERVICE STATION W/CONVENIENCE MARKET (W/ OR W/OUT CAR WASH)	PER VEH.FUEL.POS.	13.51	56%	5.94
947	SELF-SERVICE CAR WASH	PER STALL	5.54	0%	5.54
948	AUTOMATED CAR WASH	PER TGSF	12.12	0%	12.12
950	TRUCK STOP	PER TGSF	13.63	0%	13.63
NOTE:	TGSF = Thousand Gross Square Feet				
	TSFGLA = Thousand Square Feet Gross Leasable Area				
	DU = Dwelling Unit				
	SERV. POS. = Service Position				
	VEH. FUEL. POS. = Vehicle Fueling Position				

1.3 Wastewater System Cost of Service:

1.3.1 Local Wastewater System Cost of Service

Determination of Flow Estimation Formula for Residential Development

Graphical comparison of water consumption per month to square foot of living area results in a slope of 0.951 gallons per month per square foot and a base flow per dwelling unit of 3,946 gallons per month.



Base Flow Intercept, Gal. / Month	3,946
Gal. / Day (GPD) --30 day month--	132
Cost per Gal/Day	\$3.5030
Base Charge = GPD x Cost per Gal.	\$462.40

Slope	0.951 gal/mo/sq ft
Days per Month	30
Slope / 30 Days	0.032
Cost per Gal/Day	\$3.5030
Cost per sq ft = Daily usage factor x Cost per Gal.	\$0.1121

The implementation of this rate structure results in each new single family dwelling being charged a local wastewater SDC that is comprised of a base rate of \$462.40 plus an additional charge of \$0.1121 applied to the total proposed living space area of the dwelling.

Formulas for Non-Residential Development

$$\frac{\text{Non-Assessable System Valuation} \\ (\text{Value of Existing} + \text{Value of Planned})}{\text{Build-out Capacity (mgd)}} = \text{Cost per Unit of Capacity}$$

$$\frac{\text{Per Unit of Capacity} \times \text{Flow per PFU for Development Type}}{\text{Number of PFUs for Development}} = \text{SDC for Development}$$

Calculations for Non-Residential Development

$$\frac{\$156.249662 + \$15.324095\text{M}}{49.0 \text{ mgd}} = \$3.5030 \text{ per Gallon per Day}$$

$$\frac{\$3.5030 \times \text{Gallon per PFU (varies by development type)}}{\text{Number of PFUs}} = \text{SDC for Development}$$

1.4 Stormwater System Cost of Service:

General Formulas

$$\frac{\text{SDC eligible costs}}{\text{Total additional impervious surface area using capacity (sq. ft)}} = \text{Unit cost per square foot of impervious surface area}$$

Reimbursement:

$$\frac{\$17,073,927}{155,770,560 \text{ sq. ft.}} = \$0.1096 \text{ per sq. ft. impervious surface area}$$

Improvement:

General System Capacity

$$\frac{\$18,800,662}{155,770,560 \text{ sq. ft.}} = \$0.1207 \text{ per sq. ft. impervious surface area}$$

LID System Capacity

$$\frac{\$8,513,629}{4,650,000 \text{ sq. ft.}} = \$1.8309 \text{ per sq. ft. impervious surface area}$$

General System Capacity Total Unit Cost per Sq. Ft. Impervious Surface Area = (Reimbursement + Improvement) = \$0.1096 + \$0.1207 = \$0.2303

Total Unit Cost per Sq. Ft. Impervious Surface Area with LID System Capacity = (Reimbursement + Improvement + LID) = \$0.1096 + \$0.1207 + \$1.8309 = \$2.0612

1.5 Parks *and Recreation* System Cost of Service:

General Formulas:

~~Residential – costs and equivalent population densities per dwelling unit type vary~~

$$\text{Cost per person} \text{ — } \mathbf{X} \text{ — } \text{Persons per Dwelling Unit Type} = \text{Cost per DU}$$

~~Nonresidential – costs and equivalent population densities per development category type vary~~

$$\begin{array}{lcl} \text{Cost per Person} & \mathbf{X} \text{ — } \text{Persons per TGSF} & = \text{Cost per TGSF} \\ \text{OR} & & \\ \text{Cost per Person} & \mathbf{X} \text{ — } \text{Persons per Room} & = \text{Cost per Room} \end{array}$$

~~TGSF = Thousand Gross Square Feet of floor area~~

~~Calculations: Vary; see Table 17~~

Residential – costs and persons per dwelling unit vary by type and size

Residential Cost per person X Persons per Dwelling Unit = Cost per DU

Nonresidential – costs and persons per unit vary by development category type

Cost per Employee X Employees per TGSF = Cost per TGSF

Cost per Visitor X Visitors per Room = Cost per Room

TGSF = Thousand Gross Square Feet of floor area

1.5.1 Parks and Recreation System Unit Occupancies

The City Engineer shall apply the costs per unit costs shown in Table F-1 and unit occupancies included in the Parks and Recreation SDC unit assumptions table, Table F-2. Land use descriptions and assignment of nonresidential categories are included in Appendix A.

Table F-1 Costs		
Category	Thru 12/31/2021	Beginning 1/1/2024*
Single-Family Residential (\$/person)	\$1,608	\$2,421.7025
Accessory Dwelling Unit (\$/person)	\$1,608	\$2,421.7025
Multifamily (\$/person)	\$1,608	\$2,421.7025
Mobile Home (\$/person)	\$1,608	\$2,421.7025
Nonresidential – Category A (\$/Visitor)	\$879	\$1,065.5491
Nonresidential – Categories B-E (\$/Employee)	\$339	\$478.1175

***These rates, subject to any inflationary adjustments, will begin to apply in full on January 1, 2024. For rates applicable January 1, 2022 and January 1, 2023, see City Council Resolution No. xxx**

Table F-2 Occupancies		
	Unit Occupancy (# Units)	
Category	Thru 12/31/2021	Beginning 1/1/2022
<u>Single-Family Residential</u>	Persons/Dwelling Unit	Persons/Dwelling Unit
All Unit Sizes	2.6400	--
Living Area Category		
800 SQ FT or less	--	1.2500
801 SQ FT -1500 SQ FT	--	1.9571
1501 SQ FT -3000 SQ FT	--	2.7091
Over 3000 SQ FT	--	3.3702
Accessory Dwelling Unit	2.14	1.2530
Mobile Home	2.14	1.7600
<u>Multifamily Residential</u>		
Duplex/Townhome	2.14	--
Apartments (3 units and above)	1.67	--
All Multifamily by Bedroom Category		
0 Bedrooms	--	1.0900
1 Bedroom	--	1.2000
2+ Bedrooms	--	1.9900
<u>Nonresidential Category</u>	Visitors/Room	Visitors/Room
A	1.93	2.3000
	Employees/ TGSF	Employees/ TGSF
B	3.3438	3.3438
C	2.0626	2.0626
D	1.2095	1.2095
E	0.4924	0.4924

2.0 Adopted SDC Fee Schedule: Current Rates

2.1 Transportation System:	
Cost per trip	\$3,272.00
2.2 Local Wastewater System:	
Residential dwelling unit base fee	\$476.08
Residential dwelling unit total living area multiplication factor	\$0.1154
Non-Residential rate per gal/day per land use type per PFU	Varies
2.3 Regional (MWMC) Wastewater System:	
Residential dwelling unit	\$1709.67
Non-Residential rate per gal/day per land use type per FEU	Varies
2.4 Stormwater System:	
General System Capacity	
Small Residential (building footprint \leq 1,000 sq. ft.)	\$426.08
Medium Residential (building footprint > 1,000 sq.ft. and < 3,000 sq. ft.)	\$687.59
Small Duplex (unit building footprints \leq 1,000 sq. ft.)	\$853.56
Medium Duplex (unit building footprints >1,000 sq. ft. and < 3,000 sq. ft.)	\$1,375.18
Manufactured Home Park	
Per space (assumes 1,684 sq. ft. per space)	\$399.28
plus	
Per sq. ft. actual impervious surface area, add'l common areas	\$0.271
All Other Development	
Per sq.ft. actual impervious surface area and/or equivalent	\$0.271
LID System Capacity	
Small Residential (building footprint \leq 1,000 sq. ft.)	\$3,819.60
Medium Residential (building footprint > 1,000 sq.ft. and < 3,000 sq. ft.)	\$6,153.80
Small Duplex (unit building footprints \leq 1,000 sq. ft.)	\$7,639.20
Medium Duplex (unit building footprints >1,000 sq. ft. and < 3,000 sq. ft.)	\$12,313.60
Manufactured Home Park	
Per space (assumes 1,684 sq. ft. per space)	\$3,573.45
plus	
Per sq. ft. actual impervious surface area, add'l common areas	\$2.122
All Other Development	
Per sq.ft. actual impervious surface area and/or equivalent	\$2.122

Continuation of Current Rates on next page.

2.5 Parks and Recreation System:

Residential (per Dwelling Unit)

Single Family	\$4,246.00
Duplex/Town Home/Mobile Home/Accessory DU	\$3,442.00
Multifamily	\$2,686.00

Nonresidential (unit varies — see Table 19 for Class description)

Class A (per Room)	\$1,697.00
Class B (per thousand gross square feet or TGSF)	\$1,134.00
Class C (per TGSF)	\$694.00
Class D (per TGSF)	\$413.00
Class E (per TGSF)	\$167.00

Category	Rates*	
	Thru 12/31/2021	Beginning 1/1/2024
<u>Single-Family Residential</u>		
All Unit Sizes	\$4,308.00	--
<u>Living Area Category</u>		
800 SQ FT or less	--	\$3,035.00
801 SQ FT -1500 SQ FT	--	\$4,740.00
1501 SQ FT -3000 SQ FT	--	\$6,561.00
Over 3000 SQ FT	--	\$8,162.00
Accessory Dwelling Unit	\$3,492.00	\$3,035.00
Mobile Home	\$3,492.00	\$4,262.00
<u>Multifamily Residential</u>		
Duplex/Townhome	\$3,492.00	--
Multifamily	\$2,725.00	--
<u>Bedroom Category</u>		
0 Bedrooms	--	\$2,640.00
1 Bedroom	--	\$2,906.00
2+ Bedrooms within ¼ mile of FTN route	--	\$3,373.00
2+ Bedrooms within ½ mile of FTN route	--	\$3,855.00
2+ Bedrooms all other areas of City	--	\$4,337.00
<u>Nonresidential Category</u>		
A	\$1,718.00	\$2,451.00
B	\$1,148.00	\$1,599.00
C	\$703.00	\$986.00
D	\$418.00	\$578.00
E	\$169.00	\$235.00

*These rates, subject to any inflationary adjustments, will begin to apply in full on January 1, 2024. For rates applicable January 1, 2022 and January 1, 2023, see City Council Resolution No. xxx

2.6 Administration Charges:

City of Eugene if based on percentage	9.0% 5%
City of Eugene if based on flat rate	\$80.00
<i>Maximum (per General Methodology 2.3.2)</i>	<i>\$30,000</i>

2.7 Appeal Fee: City of Eugene per SDC appeal \$100.00

**Exhibit D: Replacement to the City of Eugene
System Development Charge Methodologies,
Appendix E “Parks System Charge Detail”**



City of Eugene
System Development Charge Methodology

Appendix E

Parks and Recreation System Development Charge System-Specific Methodology and Details

June 2020

Parks and Recreation System Development Charge Detail

1.0 Overview of Parks and Recreation SDC Methodology

The parks and recreation system development charge (referred to in this Appendix E as the “parks SDC” or “SDC”) consists of improvement and reimbursement fees, and is charged to both residential and nonresidential development. The SDC is based on the estimated cost of serving growth through future capacity-enhancing improvements listed in the Parks and Recreation SDC Project Plan (Project Plan) and the estimated cost of the available capacity in the existing parks and recreation system to be used by new development. All park and recreation facility types in the parks system are considered in the basis for the charge.

The methodology used to calculate parks and recreation SDCs includes the following elements:

1. Growth Capacity Needs – future growth is projected, along with planned system-wide levels of service in order to determine the capacity requirements of future development in terms of park acreage, trails and recreation facilities.
2. SDC Cost Basis – the costs of serving future development are estimated based on the Project Plan (improvement fee cost basis) and the value of existing system available capacity (reimbursement fee) cost basis.
3. SDC Schedule – the improvement and reimbursement costs are summed to determine the system-wide cost per unit, and the number of units attributable to different types of development are estimated for purposes of assessing the charges. The resulting parks and recreation SDC rate schedule is contained in the Appendix F of the City of Eugene (City) SDC methodology.

Each element of the parks and recreation SDC methodology is discussed in the sections below.

Note: The calculations contained in this appendix were produced using numbers that extend beyond the decimal places shown in the tables presented, so slight variations exist due to rounding. These variations are not material.

1.1 Growth Capacity Needs

New development creates demand for parks and facilities by attracting new residents, employees, and overnight visitors to the City. Growth in park and recreation facility users from new development and the associated costs of meeting growth’s park and facility needs are projected over the planning horizon reflected in the 2018 Vision and Implementation Plan for Eugene’s Parks and Recreation System (“System Plan”).

The City – through adoption of the System Plan – is planning for acquisition and development of park land, trails and recreation facilities consistent with the community’s desired level of

service (LOS). The planned LOS for a particular park or facility type is defined as the future quantity of acreage (or number of facilities) per 1,000 population served, as shown in the equation below:

$$\frac{\text{Existing } Q + \text{Planned } Q}{\text{Future Population Served}} = \text{Planned LOS}$$

Where:

Q = quantity (acres of parks, miles of trails, or number of recreation facilities) and
Future Population Served = projected 20-year growth in system-wide equivalent population

The planned LOS forms the basis for determining capacity needs for parks and recreation facilities. The capacity requirements of future growth are determined by multiplying the planned LOS for each park and facility type by the projected growth in population for the planning period. The methods used to project future equivalent population and planned LOS are summarized below.

1.1.1 Equivalent Population

The concept of “equivalent population” is used to recognize different utilization levels of parks and recreation facilities by residents, nonresidents in association with work, and nonresident overnight visitors, relative to the general population.

Table E-1 provides a summary of population and equivalent population assumptions used in the SDC methodology.

Table E-1
Service Area Equivalent Population Estimates

Item				Equivalent Population		
	Base Year	2035	Growth	Factor ⁴	Growth	% of Total
Population ¹	184,192	224,712	40,520	1.000	40,520	83.6%
Employment ²	117,275	153,963	36,688	0.197	7,243	14.9%
Overnight Visitor Accommodations ³	6,314	7,917	1,604	0.440	706	1.5%
Equivalent Population Total⁴	210,124	258,593			48,469	100%

¹ Base year from 2018 Vision and Implementation Plan for Eugene’s Parks and Recreation System; 2035 from Portland State University Coordinated Population Estimates (Eugene Urban Growth Boundary).

² From City of Eugene Economic Opportunity Analysis.

³ Number of hotel/motel rooms x average occupants per room (2.3) from information provided by Travel Lane County.

⁴ Number of units X equivalent population factors; factors based on data from the City of Eugene Parks and Recreation Facilities’ User Survey (2004)

The equivalent population factors for employment-related development and overnight visitor accommodations are based on data from the City’s Parks and Recreation Facilities’ User Survey¹ (Survey). The Survey indicated that park use attributable to nonresidential land uses (including overnight visitor accommodations) ranged from 13.6 percent to 31.1 percent of total park use, depending on the specific factors considered. Consistent with the City’s 2007 parks SDC

¹ City of Eugene Parks and Recreation Facilities’ User Survey (Quantec, September 3, 2004).

methodology, nonresidential development is assumed to represent 16.4 percent of total park use and equivalent population.

The individual equivalent population factors for overnight visitor accommodations (0.44) and employment (0.20), shown in Table E-1 are based on the following:

- Overnight visitor accommodations – Estimated number of population equivalents from the Survey attributable to tourist accommodations (0.5 percent of surveyed park users which equated to 999 population equivalents) divided by the then-existing estimated overnight visitor population (2,296²) = equivalent population factor of 0.44.
- Employees – Total assumed nonresidential equivalent population (16.4 percent) minus share attributable to overnight visitors (1.5 percent from Table 1) = 14.9 percent (or 7,243 employee population equivalents); 7,243 divided by 36,688 growth in employees = equivalency factor of approximately 0.20.

As shown in Table E-1, the total projected growth in equivalent population during the 20-year planning period is 48,469.

1.1.2 Level of Service Analysis

As discussed previously, the planned LOS forms the basis for determining growth's capacity needs for parks, trails and recreation facilities and how those needs will be met through either planned future improvements or existing system capacity.

The following sections summarize the components of the LOS analysis.

1.1.2.1 Existing and Future Parks, Trails and Recreation Facilities

The System Plan identifies the following park classifications which are included in the SDC methodology:

- Neighborhood
- Community
- Metropolitan
- Natural Area
- Urban Plaza
- Linear

Table E-2 provides a summary of existing, planned and future park acreage by park type as well as miles of recreation trails, size (in square feet) of special facilities and number of recreation amenities. As land for parks (and sometimes trails) is often acquired years before development, Table E-2 shows developed park acreage separate from total acreage.

For purposes of determining the SDC, only those planned additions to park acreage, trails and facilities projects that are listed in the Project Plan have been considered. The SDC methodology does not consider projects listed in the broader System Plan that are anticipated beyond the 20-year SDC methodology planning period.

Special recreation facilities and recreation amenities that are itemized separately in the Project Plan are evaluated by facility type, so are also shown separately in Table E-2.

² Calculated based on 1,934 tourist accommodation rooms X 1.93 occupants per room X 0.62 occupancy rate.

Table E-2*Existing and Planned Park Acreage, Trails, and Recreation Facilities*

Type	Units	Existing ¹		Planned Additions ²		Future	
		Total Acquired ³	Developed	Acquisition	Developed	Total Acquired	Total Developed
Parks	Acres						
Neighborhood		263.7	120.1	33.5	28.8	297.2	148.9
Community		478.0	142.0	32.6	38.1	510.6	180.1
Metropolitan		952.3	207.2	6.5	11.3	958.8	218.5
Natural Area		1,618.6	0.0	260.0	0.0	1,878.6	0.0
Urban Plazas		1.5	1.5	0.5	0.5	2.0	2.0
Linear Parks		272.1	0.0	0.0	0.0	272.1	0.0
Total Parks		3,586.2	470.8	333.1	78.6	3,919.4	549.4
Recreation Trails⁴	Miles	39.3	39.3	21.1	23.2	60.4	62.4
Special Facilities	Sq. Ft.						
Community Centers			69,755		89,720		159,475
Pools			67,491		32,080		99,571
Recreation Amenities	Number						
Dog Parks			4		3		7
Community Gardens			7		2		9
Botanical Gardens ⁵			5		0		5
Fields			44		16		60
Spray Play			4		3		7

¹ City owned only.² Additions based only on projects Included in Project Plan only; other projects from System Plan are not included.³ Acreage for existing Metropolitan and Natural Area parks exclude estimated acreage associated with trails, so as not to over-state the current LOS for these parks separate from trails (which are analyzed separately).⁴ A small portion of future developed trails will be on property owned by other agencies; however, the City will incur the development costs.⁵ While the Project Plan does not include new acreage for Botanical Gardens, the current inventory is provided as it relates to calculation of LOS for the reimbursement fee.

1.1.2.2 Existing and Planned LOS

Based on the existing inventory and planned future quantities shown in Table E-2, and the equivalent population estimates shown in Table E-1, the existing and future LOS by park and facility type are shown in Table E-3.

Table E-3
Existing and Planned LOS (Units/ 1,000 Equivalent Population)

Category	Unit Measure	Existing ¹		Future ²	
		Total Acquired	Total Developed	Total Acquired	Total Developed
Parks	Acres				
Neighborhood		1.26	0.57	1.15	0.58
Community		2.27	0.68	1.97	0.70
Metropolitan		4.53	0.99	3.71	0.84
Natural Area		7.70	0.00	7.26	0.00
Urban Plazas		0.01	0.01	0.01	0.01
Linear Parks		1.29	0.00	1.05	0.00
Total Parks		17.07	2.24	15.16	2.12
Recreation Trails	Miles	0.19	0.19	0.23	0.24
Special Facilities	Sq. Feet				
Community Centers			332		617
Pools			321		385
Recreation Amenities	Number				
Dog Parks			0.019		0.027
Community Gardens			0.033		0.035
Botanical Gardens			0.024		0.019
Fields			0.209		0.232
Spray Play			0.019		0.027

¹Existing park quantities (Table E-2) divided by base year equivalent population in 1,000's (from Table E-1).

²Future park quantities (Table E-2) divided by 2035 equivalent population in 1,000's (from Table E-1).

In carrying out the projects included in the Project Plan, the City intends to acquire new acreage for most park categories and to develop both existing undeveloped acreage and newly acquired acreage (as shown previously in Table E-2). Consistent with the prioritization of projects in the System Plan, the rate of planned park development is higher than the rate of additional land acquisition. This is reflected in the LOS numbers shown in Table E-3. For example, while the future LOS for acquired acreage decreases slightly for neighborhood and community parks, the LOS for developed acreage increases slightly. Similarly, the LOS for trails, special facilities and recreation amenities shown in Table E-3 increases, reflecting the community's desire for these services.

For categories where the future LOS is *higher* than the existing LOS, as is the case in most of the developed park and facility categories shown in Table E-3, the implication for the SDC methodology is that there is no available capacity in the existing system for these categories. Where the reverse is true – primarily land acquisition for all park types, developed acreage for metropolitan parks and botanical gardens – a portion of the existing system inventory will help meet the needs of future development, which has implications for calculation of the reimbursement fee (discussed further under the “SDC Cost Basis” section).

1.1.3 Growth Capacity Needs

Table E-4 provides a summary of the growth capacity needs based on the LOS analysis. It begins with a determination of the total units needed to meet future/ growth needs by category, based on the planned LOS (Table E-3) and the growth in equivalent population (Table E-1). Table E-4 also indicates the portion of acreage and facilities that will be provided by projects listed in the Project Plan and by existing system inventory (for those park categories where available capacity exists).

Table E-4
Growth Capacity Needs

Type	Unit Measure	Total Units Needed ¹		From Project Plan Additions ²		From Existing Inventory	
		Total Acquired	Developed	Acquired	Developed	Total Acquired	Total Developed
Parks	Acres						
Neighborhood		55.7	27.9	33.5	27.9	22.2	0.0
Community		95.7	33.8	32.6	33.8	63.1	0.0
Metropolitan		179.7	41.0	6.5	11.3	173.2	29.7
Natural Area		352.1	0.0	260.0	0.0	92.1	0.0
Urban Plazas		0.4	0.4	0.4	0.4	0.0	0.0
Linear Parks		51.0	0.0	0.0	0.0	51.0	0.0
Total Parks		734.6	103.0	333.0	73.3	401.6	29.7
Recreation Trails	Miles	11.3	11.7	11.3	11.7		0.0
Special Facilities	Sq. Feet						
Community Centers			29,891		29,891		0.0
Pools			18,663		18,663		0.0
Recreation Amenities	Number						
Dog Parks			1.3		1.3		0.0
Community Gardens			1.7		1.7		0.0
Botanical Gardens			0.9		0.0		0.9
Fields			11.2		11.2		0.0
Spray Play			1.3		1.3		0.0

¹ Future LOS (Table E-3) x Growth Equivalent Population/1,000 (Table E-1).

² From Table E-2; excludes planned units needed to increase LOS for existing development.

As discussed previously, the Project Plan includes improvements to increase the LOS for future users relative to the current LOS in several categories. The capacity needs for growth shown in Table E-4 are exclusive of the additional parks, trails and facilities that are needed to increase the LOS for existing development.

1.2 SDC Cost Basis

The LOS analysis provides a basis for determining the capacity needs of growth by park and facility type in order to determine growth's share of planned future capacity-increasing improvement costs (for purposes of development of the improvement fee cost basis) and existing system available capacity (for purposes of the reimbursement fee cost basis). Each is discussed below.

1.2.1 Improvement Fee

1.2.1.1 Growth Share of Planned Improvements

Development of the improvement fee cost basis begins with a determination of growth's share of the planned improvements contained in the Project Plan. Table E-5 shows the planned total quantities added by the improvements included in the Project Plan by park and facility category (from Table E-2), and growth's capacity needs that will be met from the planned additions (from Table 4), in order to establish an equitable allocation of costs between growth and existing development.

Table E-5
Growth Share of New Parks, Trails and Recreation Facilities

Type	Units	Planned Additions ¹		Growth Need From Planned Additions ²		Growth Share Planned Additions%	
		Land Acquisition	Developed Units	Land Acquisition	Developed Units	Land Acquisition	Developed Units
Parks	Acres						
Neighborhood		33.5	28.8	33.5	27.9	100%	97%
Community		32.6	38.1	32.6	33.8	100%	89%
Metropolitan		6.5	11.3	6.5	11.3	100%	100%
Natural Area		260.0	0.0	260.0	0.0	100%	-
Urban Plazas		0.5	0.5	0.4	0.4	73%	73%
Linear Parks		0.0	0.0	0.0	0.0		-
Total Parks		333.1	78.6	333.0	73.3		
Recreation Trails	Miles	21.1	23.2	11.3	11.7	54%	51%
Special Facilities	Sq. Feet						
Community Centers		0.0	89,720		29,891		33%
Pools		0.0	32,080		18,662		58%
Recreation Amenities	Number						
Dog Parks			3.0		1.3		44%
Community Gardens			2.0		1.7		84%
Botanical Gardens			0.0		0.0		-
Fields			16.0		11.2		70%
Spray Play			3.0		1.3		44%

¹ From Table E-2

² From Table E-4

1.2.1.2 Growth Share of Improvement Costs

The growth share percentages from Table E-5 are used to allocate the costs of new land acquisition and development from the Project Plan. The Project Plan includes both

improvements to existing parks and acquisition and development of new parks, trails and facilities. Tables E-6 (parks and trails) and E-7 (recreation facilities and amenities) provide a summary of total project costs from the Project Plan and the growth share of project costs for development of the improvement fee cost basis. For purposes of developing the improvement fee cost basis, rehabilitation costs at existing parks are excluded.

New capacity costs include improvements that increase the level of performance of existing parks (to serve additional users) and new parks and facilities. Most of growth's capacity needs for developed parks and trails will be met through planned land development.

Table E-6
Growth Share of Planned Improvement Costs - Parks and Trails

Park Type	Rehabilitation Costs	New Capacity Costs			Total Costs
		Existing Park Performance ¹	New Land Acquisition ²	New Land Development ²	
Neighborhood	\$6,025,000	\$4,873,000	\$11,850,000	\$11,850,000	\$34,598,000
Growth Share %	0.0%	1%	100%	97%	68%
Growth Share \$	\$0	\$47,103	\$11,850,000	\$11,499,299	\$23,396,402
Community	\$2,760,000	\$3,415,000	\$3,000,000	\$6,625,000	\$15,800,000
Growth Share %	0%	2%	100%	89%	57%
Growth Share \$	\$0	\$73,099	\$3,000,000	\$5,865,162	\$8,938,261
Metropolitan³	\$5,325,000	\$16,735,000	\$1,750,000	\$5,600,000	\$29,410,000
Growth Share %	0%	14%	100%	98%	32%
Growth Share \$	\$0	\$2,305,323	\$1,750,000	\$5,484,737	\$9,540,060
Natural Area ³	\$4,087,500	\$5,372,500	\$2,700,000	\$100,000	\$12,260,000
Growth Share %	0%	6%	100%	97%	25%
Growth Share \$	\$0	\$324,555	\$2,700,000	\$97,040	\$3,121,595
Urban Plazas			\$1,000,000	\$1,000,000	\$2,000,000
Growth Share %			73%	73%	73%
Growth Share \$			\$734,739	\$734,739	\$1,469,479
Linear Parks	\$250,000	\$250,000			\$500,000
Growth Share %	0%	19%			9%
Growth Share \$	\$0	\$46,858			\$46,859
Recreation Trails	\$112,500	\$12,500	\$12,631,000	\$5,094,000	\$17,850,000
Growth Share %	0%	0%	54%	51%	52%
Growth Share \$	\$0	\$0	\$6,767,239	\$2,580,087.01	\$9,347,326
Total Parks and Trails					
Total Costs	\$18,560,000	\$30,658,000	\$32,931,000	\$30,269,000	\$112,418,000
Growth Share	\$0	\$2,796,938	\$26,801,979	\$26,261,065	\$55,859,982

¹Growth share based on utilization of existing park acreage and facilities.

²Growth share from Table E-5.

³A portion of new land development provides neighborhood park function, so reflects neighborhood park growth share

Table E-7 shows the total and growth share of Project Plan costs for recreation facility categories and other amenities. The Project Plan includes detailed growth share allocations for individual projects that comprise each category shown in Tables E-7 and E-8.

Table E-7*Growth Share of Planned Improvement Costs - Recreation Facilities and Amenities*

Facility Type	Rehabilitation Costs	New Capacity Costs		Total Costs
		Existing Park Performance ¹	New Facilities ²	
Community Centers	\$5,910,178		\$37,625,960	\$43,536,138
Growth Share %	0%		33%	29%
Growth Share \$	\$0		\$12,543,310	\$12,543,310
Pools	\$3,967,000		\$12,501,170	\$16,468,170
Growth Share %	0%		58%	44%
Growth Share \$	\$0		\$7,213,446	\$7,213,446
System-Wide Amenities	\$7,965,000	\$5,235,000		\$13,200,000
Growth Share %	0%	12%		5%
Growth Share \$		\$606,347	\$0	\$606,347
Recreation Amenities²				
Other			\$30,000	\$30,000
Growth Share %	0%		100%	100%
Growth Share \$	\$0		\$30,000	\$30,000
Dog Parks			\$750,000	\$750,000
Growth Share %	0%		44%	44%
Growth Share \$	\$0		\$328,009	\$328,009
Community Garden	\$187,500	\$62,500	\$400,000	\$650,000
Growth Share %	0%	0%	84%	52%
Growth Share \$	\$0	\$0	\$337,380	\$337,380
Botanical Gardens	\$72,500	\$102,500		\$175,000
Growth Share %	0%	19%		11%
Growth Share \$	\$0	\$19,212		\$19,212
Fields	\$50,000	\$50,000	\$25,100,000	\$25,200,000
Growth Share %	0%	0%	70%	70%
Growth Share \$	\$0	\$0	\$17,642,178	\$17,642,178
Spray Play			\$1,100,000	\$1,100,000
Growth Share %	0%		44%	44%
Growth Share \$	\$0		\$481,079	\$481,079
Courts	\$30,000	\$120,000		\$150,000
Growth Share %	0%	19%	33%	15%
Growth Share \$	\$0	\$22,492	\$0	\$22,492
Total Facilities & Amenities	\$18,182,178	\$5,570,000	\$77,507,130	\$101,259,308
Growth Share %	0%	12%	50%	
Growth Share	\$0	\$648,051	\$38,575,402	\$39,223,453

¹Growth share based on utilization of existing park acreage and facilities.²Growth share from Table E-5.

1.2.1.3 Improvement Fee Cost Basis

Table E-8 shows the calculation of the improvement fee cost basis. The growth share of project costs from Table ES-6 and ES-7 are summed and the existing SDC fund balance is deducted from the total.

Table E-8
Improvement Fee Cost Basis

Park/Facility Type	Rehabilitation Costs	New Capacity Costs			Total Costs
		Existing Park Performance	New Land Acquisition	New Facilities	
Parks & Trails¹	\$18,560,000	\$30,658,000	\$32,931,000	\$30,269,000	\$112,418,000
Growth Share %	0%	9%	81%	87%	50%
Growth Share \$	\$0	\$2,796,938	\$26,801,979	\$26,261,065	\$55,859,982
Recreation Facilities & Amenities²	\$18,182,178	\$5,570,000		\$77,507,130	\$101,259,308
Growth Share %	0%	12%		50%	39%
Growth Share \$	\$0	\$648,051		\$38,575,402	\$39,223,453
Total Improvements	\$36,742,178	\$36,228,000	\$32,931,000	\$107,776,130	\$213,677,308
Growth Share %	0%	10%	81%	60%	
Growth Share \$	\$0	\$3,444,990	\$26,801,979	\$64,836,466	\$95,083,435
<i>Less Existing SDC Fund Balance</i>					-\$7,805,174
Improvement Fee Cost Basis					\$87,278,261

¹ From Table E-6

² From Table E-7

1.2.2 Reimbursement Fee

1.2.2.1 Growth Share of Existing System Capacity

For the reimbursement fee, the cost basis is the sum of the value of the existing system parks and facilities that will serve growth. The units needed to meet growth capacity needs are based on the LOS analysis (shown in Table E-4). The land and development costs reflect historical average unit costs from prior improvements constructed by the City. The reimbursement fee cost basis is shown in Table E-9.

Table E-9
Preliminary Reimbursement Fee Cost Basis

Park Type	Units Needed For Growth ¹		Unit Costs (\$/Unit) ²		Growth Costs		
	Total Acreage	Developed Units	Acquisition (\$/acre)	Development (\$/unit)	Acquisition	Development	Total
Parks		Acres					
Neighborhood	22.2	-	\$125,000	\$400,000	\$2,776,591	\$0	\$2,776,591
Community	63.1	-	\$55,000		\$3,469,251	\$0	\$3,469,251
Metropolitan	173.2	29.7	\$80,000	\$250,000	\$13,857,049	\$7,425,117	\$21,282,166
Natural Area	92.1	-	\$10,000		\$921,186	\$0	\$921,186
Urban Plazas	-	-			\$0	\$0	\$0
Linear Parks	51.0	-	\$23,161		\$1,181,214	\$0	\$1,181,214
Subtotal Parks	401.6	29.7			\$22,205,291	\$7,425,117	\$29,630,408
Facilities							
Botanical Gardens		0.9		\$500,000	\$0	\$468,584	\$468,584
Reimbursement Fee Cost Basis					\$22,205,291	\$7,893,701	\$30,098,992

¹ From Table E-4

² Based on historical 10-year average cost of prior acquisition and development.

1.3 SDC Schedule

Once the aggregate growth cost basis has been determined, the next step in the methodology is to determine how the SDCs will be assessed to individual developments.

The SDC for an individual development is based on the cost per unit for each development type and the number of units attributable to a particular development. This section presents the unit costs and assumed units by development type.

1.3.1 Unit Costs

The improvement and reimbursement fee cost bases are allocated to each development category based on share of equivalent population (from Table E-1). The costs are then divided by the number of growth units over the planning period (also from Table E-1) to determine the costs per unit, as shown in Table E-10.

Table E-10
SDC Unit Costs by Development Category

	Growth Costs¹	Units	\$/Unit
Improvement Fee			
Residential	\$72,964,626	40,520	\$1,801
Overnight Visitors	\$1,270,535	1,604	\$792
Employees	\$13,043,099	36,688	\$356
Total	\$87,278,261		
Reimbursement Fee			
Growth Costs			
Residential	\$25,162,757	40,520	\$621
Overnight Visitors	\$438,160	1,604	\$273
Employees	\$4,498,075	36,688	\$123
Total	\$30,098,992		
Total	\$117,377,253		
Residential			\$2,422
Overnight Visitors			\$1,066
Employees			\$478

¹ Allocations reflect share of equivalent population (Table E-1).

1.3.2 Development Unit Assumptions

SDCs are assessed to different development types based on the estimated number of people (residents, employees, or overnight visitors) per unit. This section summarizes occupancy assumptions for each category. The SDC schedule is presented in Appendix F of the City's SDC methodology documents.

1.3.2.1 Single Family Residential

Local and regional data show that the typical household size (i.e., people per dwelling unit) varies by the size of the housing unit (as measured by number of bedrooms and quantity of living space). To develop single family occupancy assumptions by house size for the SDC

methodology, a logarithmic regression analysis was used³. First, U.S. Census data, specifically, from the American Community Survey (ACS) Public Use Microdata Sample (PUMS) for Lane County were used to establish the average household size by number of bedrooms. The Lane Council of Governments then provided the average total finished square feet (SQ FT) by number of bedrooms based on tax lot data from the Lane County Assessor's Office (2017). Finally, using the variable in common between these two sets (number of bedrooms) a logarithmic regression was used to estimate SQ FT and number of people.

The detailed occupants per household estimated by the regression model were used to develop averages occupancy within four SQ FT tiers, as shown in Table E-11. Based on the regression analysis, the persons per household range from 1.25 for tier 1 (800 SQ FT or less) to 3.37 for tier 4 (over 3,000 SQ FT). Table E-11 also shows the average occupancy for all single-family dwellings based on prior US Census data.

Table E-11
Single-Family Dwelling Unit Occupancy

Category	Avg. People per Dwelling Unit	
	Thru 12/31/2021	Beginning 1/1/2022
All Single-Family Dwellings¹	2.64	--
4-Tier Structure²		
Tier 1: 800 SQFT or less	--	1.25
Tier 2: 801-1500 SQFT	--	1.96
Tier 3: 1501-3000 SQFT	--	2.71
Tier 4: >3,000 SQFT	--	3.37

¹2007 Parks System Development Charge Study, based on 2000 US Census data.

²Based on 2017 ACS Public Use Microdata Area 00400 PUMS for Lane County and tax lot data from the Lane County Assessor's Office (2017).

1.3.2.2 Multifamily Residential

As with single-family residential, U.S. Census data were used to estimate occupancy for multifamily residential dwelling units based on dwelling size, but in the case of multifamily, each tier is based on the number of bedrooms. Table E-12 provides the average people per dwelling unit for each bedroom category. The bedroom data were calculated from the ACS PUMS 2017 Lane County sample. Table E-12 also shows the average occupancy for all duplex and all other multifamily dwellings based on prior US Census data.

³ A logarithmic relationship assumes that the rate of change (or number of people) increases initially, but then levels off once the dwelling reaches a certain size.

Table E-12
Multifamily Dwelling Unit Occupancy

Category	Avg. People per Dwelling Unit	
	Thru 12/31/2021	Beginning 1/1/2022
Duplex/Town Home ¹	2.14	--
Multifamily (Apartments with 3 or more units)	1.67	--
All Multifamily Units by Bedroom Category²		
0 Bedrooms	--	1.09
1 Bedrooms	--	1.20
2+ Bedrooms	--	1.99

¹ 2007 Parks System Development Charge Study, based on 2000 US Census data.

² 2017 ACS PUMS for Lane County; buildings with 2 or more apartments.

1.3.2.3 Other Housing

Table E-13 presents occupancy assumptions for other types of housing. The current occupancy assumption for mobile homes and Accessory Dwelling Units (ADUs) is based on 2000 Census data for duplex and mobile homes structures combined (averaged).. Updated occupancy for mobile homes is based on 2017 ACS data for Lane County for all multifamily dwelling units. Accessory Dwelling Units will be assessed based on the same occupancy as the smallest single-family residential category (800 SQ FT and below).

Table E-13
Occupancy Assumptions - Other Housing

Category	Avg. People per Dwelling Unit	
	Thru 12/31/2021	Beginning 1/1/2022
Mobile homes (per home)	2.14 ¹	1.76 ²
Accessory Dwelling Units (per unit)	2.14 ¹	1.25 ³

¹ 2007 Parks System Development Charge Study, based on 2000 US Census data.

² 2017 ACS Lane County for Multifamily dwellings

³ Based on Single Family Tier 1 (Table E-11)

1.3.2.4 Group Housing

The nature of the group housing will establish whether, for purposes of assessing a parks and recreation SDC, development is classified as residential or nonresidential development. Group housing developed for those that reside independently and freely will be assessed as residential development, whereas group housing developed to incarcerate individuals or to provide housing for those wholly dependent upon care by others, such as nursing homes or residential care facilities, will be assessed as nonresidential development. Occupancy will be determined as follows:

- **Group Housing – Residential Parks and Recreation SDC Assessment.** The parks and recreation SDC for residential land uses is based on persons per unit; at the time of development, the proposed number of residents for which the group housing is designed will form the basis of the fee.

- **Group Housing – Nonresidential Parks and Recreation SDC Assessment.** The parks and recreation SDC for nonresidential land uses is based on categories defined by similar employee densities (noted below). Since institutional group housing is developed for individuals who are unable to use the City park system, but supports employees and visitors who do use parks, the parks and recreation SDC for such development is assessed using the category B nonresidential rate schedule (discussed below), which contains comparable institutions.

1.3.2.5 Nonresidential

As explained above, employees working in Eugene use the parks and recreation system. For this reason, the parks SDC is assessed on all nonresidential development types (industrial, commercial, office use, institutional, etc.). Nonresidential developments are classified into five categories (A to E), as shown in Table E-14.

Occupancy assumptions for overnight visitor accommodations (Category A) are based on estimated average persons per room.

Table E-14
Nonresidential Assumptions

		Persons per Room ¹		Employees per TGSF ²
		Thru 12/31/2021	Beginning 1/1/2022	
A	Hotels, motels, B&Bs, & other tourist accommodations	1.93	2.30	--
B	Office (financial, investment, real estate, government, medical, legal & other business & professional services), institutional, grocery, eating & drinking establishments	--	--	3.34
C	Industrial, wholesale, manufacturing, transportation, agriculture	--	--	2.06
D	General retail & services, recreation	--	--	1.21
E	Commercial warehousing & storage	--	--	0.49

¹Travel Lane County (based on data from Dean Runyan)

² Based on 2007 SDC Methodology; TGSF = Thousand Gross Square Feet

As there is not local data on the total number of visitors to the City (or visitors by land use, apart from tourist accommodation), employee density (number of employees per Thousand Gross SQ FT of building space) per land use is used to determine SDCs for the other categories of nonresidential development. The employee density assumptions were developed in the prior SDC methodology based on local employment and building area data by standard industrial classification building area.

1.3.4 Compact Development Adjustments

As part of the City's strategies to promote compact development and the goals of Envision Eugene, multifamily dwellings two bedrooms or larger, may be eligible for adjustments to reduce their calculated Parks SDC. These adjustments fall within one of the following categories, as summarized in Table E-15:

- Proximity to Frequent Transit Network (FTN)
- Located in other areas of the city (outside of FTN boundaries)

The transit proximity compact development adjustments are geographically-based adjustments. The areas in which they may apply are shown on the maps in The Parks and Recreation SDC Project Plan.

Compact development adjustments:

- Shall be applied to the calculated base parks SDC, prior to the application of any credits or impact reductions;
- Are not cumulative,
- May not to be applied to single-family detached, duplex or multifamily housing less than 2 bedrooms.

1.3.4.1 Transit Proximity Compact Development Adjustments - Frequent Transit Network (FTN)

The FTN, as defined by Lane Transit District, provides transit service for at least 16 hours per day with an average trip frequency of 15 minutes or better. The City FTN area is shown on the map entitled Parks and Recreation SDC Incentive Areas in the Parks and Recreation SDC Project Plan, which show the rights-of-way included in the FTN and the centerlines for the FTN corridors.

The FTN includes both current and future routes that will provide the above defined level of service. Multifamily residential development units with 2 or more bedrooms will be granted a reduction of the calculated parks and recreation SDC based on the following proximities to the centerlines of the FTN corridors:

- A. Proposed development located wholly or partially within 0.25 miles of the FTN centerline will be granted a 30% reduction; OR
- B. Proposed development located wholly or partially within 0.5 miles of the FTN will be granted a 20% reduction.

1.3.4.2 Other Areas of the City

Multifamily residential development units with 2 or more bedrooms outside of the FTN corridors will be granted a 10% reduction of the calculated parks and recreation SDC.

The city will not approve more than one type of location-based compact development adjustment for a development.

Table E-15

Compact Development Adjustments for Multifamily Units with 2 or More Bedrooms

Location (only one applies)	Adjustment	
	Thru 12/31/2021	Beginning 1/1/2022
Within ¼ mile of a Frequent Transit Network route ¹	--	30%
Within ½ mile of a Frequent Transit Network route ¹	--	20%
All other areas of the City	--	10%

¹ See map entitled Parks and Recreation SDC Incentive Areas in the Parks and Recreation SDC Project Plan

Exhibit E

PARKS AND RECREATION SDC RATES AUGUST 13, 2020, THROUGH DECEMBER 31, 2023

Development Type	Rates 8/13/2020 - 12/31/2021*	Rates from 1/1/2022- 12/31/2022*	Rates from 1/1/2023- 12/31/2023*
Residential: Single-family			
Accessory Dwelling Unit	\$3,492	\$3,035	\$3,035
800 or less	\$4,308	\$3,035	\$3,035
801-1500	\$4,308	\$4,452	\$4,596
1501-3000	\$4,308	\$5,059	\$5,810
Over 3000	\$4,308	\$5,593	\$6,877
Mobile Home	\$3,492	\$3,749	\$4,005
Residential: Multi-family			
0 Bedrooms	\$2,725	\$2,640	\$2,640
1 Bedroom	\$2,725	\$2,785	\$2,846
2+ Bedrooms within 1/4 mile of FTN route	\$2,725	\$2,941	\$3,157
2+ Bedrooms within 1/2 mile of FTN route	\$2,725	\$3,102	\$3,478
2+ Bedrooms all other areas of City	\$2,725	\$3,262	\$3,800
Nonresidential			
A (Hotel/motel) Unit = rooms	\$1,718	\$1,962	\$2,207
B (Office, Eating & Drinking)	\$1,148	\$1,298	\$1,449
C (Industrial)	\$703	\$797	\$892
D (Retail, General Service)	\$418	\$471	\$525
E (Warehousing)	\$169	\$191	\$213

*All rates are subject to inflationary adjustments.

For rates applicable on January 1, 2024, refer to Appendices E and F of the City of Eugene System Development Charge Methodologies.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Ordinance Requiring Licensing for Shared Micromobility Services

Meeting Date: July 13, 2020
Department: Public Works Engineering
www.eugene-or.gov

Agenda Item Number: 7
Staff Contact: Rob Inerfeld
Contact Telephone Number: 541-682-5343

ISSUE STATEMENT

The Eugene City Council will consider action on a proposed ordinance to update the city code to: (1) require that entities that wish to offer shared micromobility devices for public use in Eugene get a license from the City, (2) to authorize the City Manager to issue such licenses, and (3) to authorize the City Manager to adopt administrative rules and fees pursuant to such a program.

BACKGROUND

While the City Council has set aggressive targets for reducing greenhouse gas emissions from motor vehicles and tripling the percentage of trips made by walking, biking and public transportation, available data indicates that as a community, we have not made significant progress toward achieving these goals. It has been demonstrated in other communities that a significant percentage of shared electric scooter rides are replacing trips previously made by motor vehicle. An electric scooter pilot program presents an opportunity to bring this new form of shared mobility to Eugene to help achieve our goals around active transportation and climate recovery in a way that is also safe and equitable for our community.

“Micromobility device” is a fairly new term that is used to describe small human and electric-powered transportation devices and includes bicycles, e-bikes, scooters, e-scooters, skateboards, and e- skateboards. These devices are both privately owned and provided through shared services such as PeaceHealth Rides for bicycles in Eugene, and numerous companies that provide shared e-scooter services in cities throughout the world. These companies include Bird, Lime, JUMP, Skip, Scoot and Razor.

Staff propose to introduce shared e-scooters into our community through a pilot program where one or a few companies would be selected, through a request for proposals, to be licensed to provide shared e-scooter services in Eugene for a set amount of time.

Through community engagement on e-scooters that was shared with City Council at the February 26, 2020, Work Session, staff learned about issues that are important to the community within categories including safety, equity and sustainability. For a pilot program, performance measures will be developed to help understand how e-scooter providers are addressing these issues. This information will be included in a final pilot program report.

July 13, 2020 Meeting – Item 7

At its February 26, 2020, work session on E-Scooters and Micromobility, City Council provided direction to bring back for Council consideration an ordinance amending the city code to allow the administrative establishment of a pilot program for licensing e-scooter share services in Eugene. Although proposal discussed with the City Council on February 26 pertained only to e-scooters, staff have proposed adopting code language that would pertain to all “micromobility devices,” not just to e-scooters. It provides for the following:

1. Requires that entities other than the City that wish to offer shared micromobility devices for public use in Eugene get a license from the City;
2. Authorizes the City Manager to issue such licenses;
3. Authorizes the City Manager to adopt administrative rules and impose fees to carry out the licensing of shared micromobility devices; and
4. Provides an appeal process relevant to this new section of the code.

The proposed ordinance also authorizes the City Manager to establish a pilot program by issuing no more than three shared micromobility device licensees during the first year of the shared electric vehicle licensure program, after which time additional licenses may be granted.

On May 27, 2020, staff provided Council with an update on the status of the City’s bike share system, PeaceHealth Rides. The City’s contracted bike share operator, Uber/Social Bikes, notified the City that after June 1, 2020, it would no longer operate PeaceHealth Rides under its contract with the City. Since the update, Uber/Social Bikes has agreed to a brief extension of its service to June 30. In the meantime, staff is working on arranging another entity to operate the City’s PeaceHealth Rides system beginning in late June. Staff is currently focusing on stabilization of our bike share system; this may result in a delay to the scheduled implementation of a shared e-scooter pilot program.

PREVIOUS COUNCIL DIRECTION

[On June 15, 2020, the Eugene City Council held a public hearing](#) where it heard comment on an ordinance to: (1) require that entities that wish to offer shared micromobility devices for public use in Eugene get a license from the city, (2) authorize the City Manager to issue such licenses, and (3) authorize the City Manager to adopt administrative rules and fees pursuant to such a program.

[On February 26, 2020, the City Council held a work session on E-Scooters and Micromobility.](#) City Council provided direction to bring back for Council consideration an ordinance amending the city code to allow the administrative establishment of a pilot program for licensing e-scooter share services in Eugene.

COUNCIL OPTIONS

- A. Adopt the ordinance as proposed.
- B. Adopt the ordinance with modifications as determined by the City Council.
- C. Take no action.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adopting the ordinance as proposed.

SUGGESTED MOTIONS

I move to adopt the Ordinance Concerning Shared Micromobility Devices, Amending Section 3.005 of the Eugene Code, 1971, Adding Sections 3.570, 3.572, and 3.574 to that Code; and Authorizing a Pilot Program.

ATTACHMENTS

- A. An Ordinance Concerning Shared Micromobility Devices, Amending Section 3.005 of the Eugene Code, 1971, Adding Sections 3.570, 3.572 and 3.574 to that Code; and Authorizing a Pilot Program.

FOR MORE INFORMATION

Staff Contact: Rob Inerfeld
Telephone: 541-556-6124
Staff E-Mail: rinerfeld@eugene-or.gov

ORDINANCE NO. _____

AN ORDINANCE CONCERNING SHARED MICROMOBILITY DEVICES, AMENDING SECTION 3.005 OF THE EUGENE CODE, 1971, ADDING SECTIONS 3.570, 3.572 AND 3.574 TO THAT CODE; AND AUTHORIZING A PILOT PROGRAM.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Section 3.005 of the Eugene Code, 1971, is amended by adding the following definitions to the “Licensed Businesses” section:

3.005 For the purposes of this chapter, the following words and phrases shall mean:

Licensed Businesses

Shared Micromobility Devices:

Applicant. An entity that applies for a shared micromobility device license.

Person or business. Other than the City of Eugene, a public or private corporation, public agency, individual, partnership, association, trust, firm, estate or other private legal entity.

Shared micromobility device. A lightweight vehicle that:

- (a) Is no more than 3 feet wide;
- (b) Can be propelled by electric propulsion, human propulsion, or both;
- (c) If being propelled by electricity, is capable of traveling at no more than 20 miles per hour; and
- (d) Is made available for rent or public shared use in the public right-of-way.

Section 2. The following heading and Sections 3.570, 3.572 and 3.574 are added to the Eugene Code, 1971, to provide as follows:

Shared Micromobility Devices

3.570 Shared Micromobility Devices – License Required.

- (1) No person or business may offer, in exchange for compensation, shared micromobility devices within the corporate limits of the city without a valid license for such activity.
- (2) The city manager may issue a license to offer shared micromobility devices upon finding that the applicant has met all requirements of this code and any rules adopted under this chapter.

3.572 Shared Micromobility Devices – Rules and Fees. To implement the provisions of sections 3.570, 3.572 and 3.574, the city manager may adopt administrative rules

[Type here]

and impose fees pursuant to section 2.019 and 2.020 of this code. The rules and fees may address such things as:

- (1) The form and content of license applications;
- (2) Insurance, safety and operating requirements;
- (3) Company audits;
- (4) Location restrictions;
- (5) Number of permissible licensees and micromobility devices; and
- (6) Conditions under which licenses expire or may be extended, revoked or suspended.

3.574 **Shared Micromobility Devices – Appeals.** Unless a different procedure is specified in another section of this chapter, any person aggrieved by an administrative action taken pursuant to sections 3.570 or an administrative rule adopted pursuant to EC 3.572 of this code may appeal the action within the time and in the manner provided in section 2.021 of this code.

Section 3. The City Manager is hereby authorized to establish a pilot program by issuing no more than three shared micromobility device licensees during the first year of the shared electric vehicle licensure program, after which time additional licenses may be granted consistent with Chapter 3 of the Eugene Code, 1971, and the administrative rules and fees adopted pursuant thereto.

Section 4. The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Passed by the City Council this

____ day of _____, 2020

Approved by the Mayor this

____ day of _____, 2020

City Recorder

Mayor

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Ordinance Allowing Electric Micromobility Devices on Shared Use Paths

Meeting Date: July 13, 2020
Department: Public Works Engineering
www.eugene-or.gov

Agenda Item Number: 8
Staff Contact: Rob Inerfeld
Contact Telephone Number: 541-682-5343

ISSUE STATEMENT

The Eugene City Council will consider action on a proposed ordinance to allow electric micromobility devices on shared use paths in Eugene.

BACKGROUND

Over the last few years electric bicycles, electric scooters (e-scooters), electric skateboards and other electric micromobility devices have become popular ways for people to travel around Eugene. Electric bicycles are allowed on almost all of Eugene's shared use paths (an adopted plan prohibits electric micromobility devices, including electric bicycles, in East Alton Baker Park). Other types of electric micromobility devices are prohibited on shared use paths.

Both electric and non-electric micromobility devices have the potential to reduce trips made by motor vehicle. Encouraging use of these devices in Eugene supports the City's Climate Action Goals and the Eugene 2035 Transportation system Plan (TSP) goal of tripling the percentage of trips made by active transportation. Allowing all electric micromobility devices on Eugene's shared use paths will make it more convenient for people to use micromobility devices to travel around Eugene and to avoid busy streets where there are more conflicts with motor vehicles.

At its February 26, 2020, work session on E-Scooters and Micromobility, City Council provided direction to bring back for Council consideration an ordinance amending the code to allow e-scooters and other electric micromobility devices (e.g. e-skateboards) on shared use paths outside of East Alton Baker Park (to allow electric bikes, e-scooters and other electric micromobility devices to operate under electric power within East Alton Baker Park would require an update to the East Alton Baker Park Master Plan).

The proposed ordinance would amend the code to define the term "micromobility device" and to allow micromobility devices on shared use paths outside of East Alton Baker Park. As proposed, a "micromobility device" is defined as a lightweight, human or electric-powered vehicle that is no more than 3-feet wide and that, when operating with electric propulsion, is capable of traveling at no more than 20 miles per hour, including but not limited to bicycles, electric bicycles, scooters, e-scooters, skateboards, e-skateboards.

July 13, 2020 Meeting – Item 8

In addition to this consideration of expanding how people can use our paths, the City plans to launch a path etiquette campaign to educate path users on how to safely interact on our path system; this is being done to address conflicts that already exist on our path system.

PREVIOUS COUNCIL DIRECTION

[On June 15, 2020, the Eugene City Council held a public hearing](#) where they heard comment on an ordinance to allow electric micromobility devices on shared use paths in Eugene.

[On February 26, 2020, the City Council held a work session on E-Scooters and Micromobility.](#) City Council provided direction to staff to bring back for Council consideration an ordinance amending the code to allow e-scooters and other electric micromobility devices (e.g. e-skateboards) on shared use paths (outside of East Alton Baker Park).

COUNCIL OPTIONS

- A. Adopt the ordinance as proposed.
- B. Adopt the ordinance with modifications as determined by City Council.
- C. Take no action.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adopting the ordinance as proposed.

SUGGESTED MOTIONS

I move to adopt the Ordinance Concerning the Use of Micromobility Devices and Amending Sections 5.010 and 5.160 of the Eugene Code, 1971.

ATTACHMENTS

- A. An Ordinance Concerning the Use of Micromobility Devices and Amending Sections 5.010 and 5.160 of the Eugene Code, 1971.

FOR MORE INFORMATION

Staff Contact: Rob Inerfeld
Telephone: 541-556-6124
Staff E-Mail: rinerfeld@eugene-or.gov

ORDINANCE NO. _____

**AN ORDINANCE CONCERNING THE USE OF MICROMOBILITY DEVICES
AND AMENDING SECTIONS 5.010 AND 5.160 OF THE EUGENE CODE, 1971.**

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Section 5.010 of the Eugene Code, 1971, is amended by adding the definition of “Micromobility device” and revising the definition of “Motorized transportation device” to provide as follows:

5.010 **Definitions.** In addition to those definitions contained in ORS Chapters 801 to 825, and Chapter 153, the following words or phrases, except where the context clearly indicates a different meaning shall mean:

Micromobility device. *A lightweight, human or electric-powered vehicle that is no more than 3-feet wide and that, when operating with electric propulsion, is capable of traveling at no more than 20 miles per hour, including but not limited to bicycles, electric bicycles, scooters, e-scooters, skateboards, e-skateboards.*

Motorized transportation device. ~~[Except for an electric assisted bicycle, a]~~Any vehicle that is not propelled exclusively by human power **and that is not a micromobility device**, including but not limited to~~;~~ an electric ~~[personal assistive] mobility device~~~~;~~~~a~~ **that is more than three-feet wide and a gas-powered** moped, ~~[a] motor assisted scooter, [a] motor vehicle, [a] motorcycle, [a] or motorized skateboard, any similar vehicle that operates without human propulsion~~.

Section 2. Section 5.160 of the Eugene Code, 1971, is amended to provide as follows:

5.160 **Unlawful Use of Motorized Transportation Device or Micromobility Device.**

- (1) No motorized transportation device may be operated on any city owned off-street bicycle or pedestrian path or trail, unless exempt. A motorized transportation device is exempt from this provision if it is used as a mobility aid by a person with a mobility impairment, used by a person with express permission from the ~~[C]~~city, or used by a ~~[C]~~city employee or agent in the course of ~~[C]~~city business.
- (2) No person shall operate a motorized transportation device in a manner causing excessive, unnecessary, or offensive noise which disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to a reasonable person of normal sensitivity.
- (3) ~~[In addition to the prohibition in subsection (1) of this section, n]~~**No** person may operate ~~[an electric assisted bicycle]~~**a micromobility device** (when not being operated by human propulsion) on any city owned off-street bicycle or pedestrian path or trail located within the East Alton Baker Plan boundary.

Section 3. The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Passed by the City Council this

____ day of _____, 2020

Approved by the Mayor this

____ day of _____, 2020

City Recorder

Mayor

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Ordinance Lowering Speeds on Residential Streets

Meeting Date: July 13, 2020
Department: Public Works
www.eugene-or.gov

Agenda Item Number: 9
Staff Contact: Chris Henry
Contact Telephone Number: 541-682-4959

ISSUE STATEMENT

The Eugene City Council will consider action on a proposed ordinance to lower the speed limit to 20 miles per hour on local streets in residential areas.

BACKGROUND

Senate Bill 558 passed in the 2019 legislative session allowing cities to designate speeds on non-arterial residential streets five miles per hour lower than the statutory speed limit. Effectively, this legislative change allows the City Council to adopt an ordinance to designate a speed limit of 20 miles per hour on residential non-arterial streets. Previously, only the City of Portland had authority through legislation to designate speed in this context. The passing of SB 558 extended authority to all cities.

The Eugene Vision Zero Action Plan, adopted by administrative order in 2019, identified: speed as a factor in crashes causing injuries or death; slowing vehicle speeds as a strategy to reduce harm to people in a crash; and taking actions to reduce speed limits on the Vision Zero High Crash Network as well as supporting legislation to allow local control to designate speed limits.

Speed is a significant determinant of outcomes in crashes. When speeds are lower, people are less likely to be injured or killed. As speed in a crash increases, the likelihood of serious injury or death is much greater. Research shows that in crashes at 20 miles per hour, there is a 10 percent likelihood of serious injury or death; at 30 miles per hour, the likelihood of serious injury or death increases to 40 percent; and at 40 miles per hour, the likelihood of serious injury or death increases to 70 percent.

Funding to implement a change designating 20 miles per hour speed limits on local residential streets has been identified. A strategy for implementation would include changing existing speed limit signs on local residential streets. The sign changes would include a community outreach campaign to remind neighbors that “20 IS PLENTY” or similar messaging as used in Portland, Oregon and other cities around the world. Designating lower speeds on residential collector streets would be considered on a case by case basis through evaluation of the street context and presented to Council at a future date as needed.

July 13, 2020 Meeting – Item 9

Efforts to reduce transportation related fatalities or serious injuries are consistent with a triple bottom line approach to decision-making in the community. Reducing harm to people supports a healthy community. Making streets safer for people who walk, use a mobility device, ride a bicycle or the bus makes those options more comfortable and attractive compared to driving a car and is consistent with climate recovery goals. Reducing crashes and the financial costs of harm to people or property also supports a healthy economy.

PREVIOUS COUNCIL DIRECTION

On June 15, 2020, the Eugene City Council held a public hearing where they heard comment on an ordinance to designate lower speed limits on residential streets.

<https://eugene.ompnetwork.org/sessions/148248?embedInPoint=2156&embedOutPoint=8677&shareMethod=link>

On March 11, 2020, the Eugene City Council held a work session where it was briefed on options to adopt an ordinance to designate lower speed limits on residential streets.

<https://eugene.ompnetwork.org/sessions/130343?embedInPoint=196980&embedOutPoint=4737&shareMethod=link>

On November 18, 2015, the Eugene City Council adopted Resolution 5143, “A resolution setting as official policy the Vision Zero goal that no loss of life or serious injury on our transportation system is acceptable.” <https://www.eugene-or.gov/DocumentCenter/View/27858>

Following this policy direction, staff provided active legislative support through letter submission and public hearing testimony (by then City Engineer Matt Rodrigues) to pass SB 558 allowing cities to designate lower speeds on residential streets. The concept for this bill was one of the top five priorities for the 2019 legislative session for the League of Oregon Cities – Transportation Policy Committee on which, City of Eugene Transportation Planning Manager Rob Inerfeld, serves and Councilor Evans was the chair.

COUNCIL OPTIONS

- A. Adopt the ordinance as proposed.
- B. Adopt the ordinance with modifications as determined by the City Council.
- C. Take no action on the ordinance.

CITY MANAGER’S RECOMMENDATION

The City Manager recommends adopting the ordinance as proposed.

SUGGESTED MOTION

I move to adopt the Ordinance Reducing the Speed Limit to 20 Miles Per Hour on Local Streets in Residential Areas.

ATTACHMENTS

- A. An Ordinance Reducing the Speed Limit to 20 Miles Per Hour on Local Streets in Residential Areas

FOR MORE INFORMATION

Staff Contact: Chris Henry, Traffic Operations Manager
Telephone: 541-682-4959
Staff E-Mail: CHenry@eugene-or.gov

ORDINANCE NO. _____**AN ORDINANCE REDUCING THE SPEED LIMIT TO 20 MILES PER HOUR ON LOCAL STREETS IN RESIDENTIAL AREAS.****The City Council of the City of Eugene finds as follows:**

A. Through its passage of Resolution No. 5143 on November 18, 2015, the City Council set as official City policy Vision Zero's goal of zero fatalities or serious injuries on our transportation system and directed the City Manager to initiate the formation of a Vision Zero Task Force.

B. On March 29, 2019, the City Manager issued Administrative Order No. 58-19-04 adopting Eugene's Vision Zero Action Plan as a guide for action to reach the goal of zero deaths and life-changing injuries on Eugene's transportation system by 2035. The Vision Zero Action Plan includes the following Actions:

SD-9: Work with ODOT to lower speed limits on the Vision Zero High Crash Network, accompany speed limit changes with street design changes and enforcement, when possible.

SD-10: Support legislation to allow local City control to designate speed limits.

C. The Eugene 2035 Transportation System Plan, adopted by City Council on June 26, 2017, includes the following Goal and System Wide Policy:

Goal 4: Address the transportation needs and safety of all travelers, including people of all ages, abilities, races, ethnicities, and incomes. Through transportation investments, respond to the needs of system users, be context sensitive, and distribute the benefits and impacts of transportation decisions fairly throughout the City.

System-Wide Policy 2: Consider safety first when making transportation decisions. Strive for zero transportation-related fatalities and severe injuries by reducing the number and severity of crashes through design, operations, maintenance, education, and enforcement. In furtherance of the City Council's adopted Vision Zero goal (Resolution No. 5143), prioritize safety improvements for people who walk, bike and use mobility devices because no loss of life or serious injury on our streets is acceptable.

D. Research shows that a person struck by a driver at 25 miles per hour ("MPH") is nearly twice as likely to result in death than a crash at 20 MPH (AAA Foundation for Traffic Safety, Impact Speed and a Pedestrian's Risk of Severe Injury or Death, 2011).

E. The 2019 Oregon Legislature passed SB 558, amending ORS 810.180 to authorize cities to designate by ordinance a speed that is five MPH lower than statutory speed on non-arterial streets in "residence districts" under their jurisdiction.

F. Section 5.005 of the Eugene Code adopts the provisions of ORS Chapters 801 and 810 and establishes that violations thereof shall constitute an offense against the City.

NOW, THEREFORE,

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Consistent with ORS 810.180, the City of Eugene establishes a designated speed of 20 MPH, five MPH lower than the statutory speed of 25 MPH, on local streets (i.e. not collector streets or arterial streets) in “residence districts” as defined by ORS 801.430 and 810.180(12), per EC 5.005.

Section 2. Per ORS 810.180, the designated speed established by this Ordinance shall take effect on a segment of a local street upon the City’s removal of any 25 MPH signs and installation of 20 MPH signs on that street segment. The City Manager is directed to begin causing such sign replacement to take place no sooner than the effective date of this Ordinance.

Passed by the City Council this

_____ day of _____, 2020.

City Recorder

Approved by the Mayor this

_____ day of _____, 2020.

Mayor

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: An Ordinance Concerning State Traffic Laws; Amending Section 5.005 of the Eugene Code, 1971; and Providing an Immediate Effective Date

Meeting Date: July 13, 2020
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 10
Staff Contact: Kathryn Brotherton
Contact Telephone Number: 541-682-8447

ISSUE STATEMENT

The purpose of this action is to amend Section 5.005 of the Eugene Code, 1971 (EC) by re-adopting the state's statutory traffic code provisions. This proposed amendment updates the Eugene Code to include changes made during the 2018 and 2019 sessions by the Oregon State Legislature. Because EC 5.005 has not been updated since 2017, the ordinance provides for an immediate effective date; with the affirmative vote of two-thirds of the Council, the ordinance would take effect immediately.

BACKGROUND

Historically, each biennium, the City Council updates the Eugene Code to ensure that the Code provisions are consistent with state legislative changes to the Oregon Vehicle Code. EC 5.005 was last updated on October 24, 2017. Since that time, the Legislative Assembly has made changes to the Oregon Vehicle Code, necessitating an amendment to EC 5.005 in order to maintain consistency between state statutes and the Eugene Code.

PREVIOUS COUNCIL ACTION

[June 15, 2020, Public Hearing](#)

Public hearing on the proposed ordinance.

[October 23, 2017, Public Hearing and Action](#)

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Clark, moved to adopt Council Bill 5179, an ordinance concerning State Traffic Laws, amending Section 5.005 of the Eugene Code, 1971, and providing an effective date. PASSED: 8:0

COUNCIL OPTIONS

1. Adopt the ordinance as proposed.
2. Take no action.

July 13, 2020 Meeting – Item 10

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that Council adopt the ordinance amending Section 5.005 of the Eugene Code to re-adopt the state's statutory traffic code provisions as set out in Attachment A.

SUGGESTED MOTION

I move to adopt an Ordinance Concerning State Traffic Laws; Amending Section 5.005 of the Eugene Code, 1971; and Providing an Immediate Effective Date.

ATTACHMENTS

A. Proposed Ordinance

FOR MORE INFORMATION

Staff Contact: Kathryn Brotherton
Telephone: 541-682-8447
Staff E-Mail: Kathryn.brotherton@ci.eugene.or.us

ORDINANCE NO. _____

AN ORDINANCE CONCERNING STATE TRAFFIC LAWS; AMENDING SECTION 5.005 OF THE EUGENE CODE, 1971; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Section 5.005 of the Eugene Code, 1971, is amended to provide:

5.005 State Traffic Laws. The provisions of ORS Chapters 801, 802, 803, 805, 806, 807, 809, 810, 811, 813, 814, 815, 816, 818, 819, 820, 821, 822, 823, 825 and OAR 740.100.0010 issued thereunder, and Chapter 153, except for ORS 153.019, ORS 153.020, and ORS 153.021, are hereby adopted, and violations thereof shall constitute an offense against the city.

Section 2. The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Section 3. As a result of certain Bills that passed during the 2018 and 2019 Legislative Sessions, many of which have already become effective, it is necessary to amend the City Code provision relating to State Traffic Laws immediately. Therefore, pursuant to the provisions of Section 32(2) of the Eugene Charter of 2002, with the affirmative vote of two-thirds of the members of the City Council, this Ordinance shall become effective upon adoption by the Council and approval by the Mayor, or passage over the Mayor's veto.

Passed by the City Council this

_____ **day of June, 2020**

Approved by the Mayor this

_____ **day of June, 2020**

City Recorder

Mayor