



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

May 11, 2026

7:30 p.m. CITY COUNCIL MEETING

City Council meetings will continue to be held in hybrid format using in person and 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 May 11, 2026;
Her Honor Mayor Kaarin Knudson Presiding

Councilors

Lyndsie Leech, President
Jennifer Yeh
Mike Clark
Randy Groves

Eliza Kashinsky, Vice President
Alan Zelenka
Greg Evans
Matt Keating

7:30 p.m. CITY COUNCIL MEETING

1. PLEDGE OF ALLEGIANCE

2. CEREMONIAL MATTERS

A. Proclamations

3. COMMITTEE REPORTS AND ITEMS OF INTEREST

4. CONSENT CALENDAR 1

A. Ratification of FY 2026-27 Metropolitan Wastewater Management Commission (MWMC) Regional Wastewater Program Budget and Capital Improvements Program

B. Approval of City Council Minutes

- April 13, 2026 Work Session
- April 20, 2026 Public Hearing
- April 22, 2026 Work Session

C. Approval of City Council Tentative Agenda

5. ACTION: An Ordinance Amending the Fairmount/University of Oregon Special Area Study Text and Diagram; Amending Sections 9.4205, 9.4215, 9.4220, and 9.9570 of the Eugene Code, 1971; Rezoning the Property Identified as Assessor's Map 17-03-33-32, Tax Lots 07000, 07100, 07200, 07300,

May 11, 2026 Meeting

07400, 07500, 07600, 07700, And 07800 to Remove the /EC East Campus Overlay Zone; and Providing an Effective Date

6. PUBLIC COMMENT

7. CONSENT CALENDAR 2

A. Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-08-44, Tax Lot 00400, Located at the Northeast Corner of Marjorie Avenue and Downing Street) (City File: Marjorie Avenue; A 26-03)

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.

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Pledge of Allegiance to the Flag

Meeting Date: May 11, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Cherish Bradshaw
Phone: 541-682-8340

ISSUE STATEMENT

In recognition of Memorial Day on May 25, there will be a recitation of the Pledge of Allegiance to the Flag, accompanied by an honor guard presenting the colors.

BACKGROUND

Per City Council Operating Agreements, formal council meetings will begin with a voluntary recitation of the Pledge of Allegiance to the Flag at those meetings closest to the following holidays: Memorial Day, Veterans Day, Flag Day, and the Fourth of July.

According to the United States Code, Title 4 (U.S. Flag Code), the Pledge "...should be rendered by standing at attention and facing the flag with the right hand over the heart. When not in uniform, men should remove any non-religious headwear with their right hand and hold it at the left shoulder, the hand being over the heart. Persons in uniform should remain silent, face the flag, and render the military salute."

The Pledge is as follows: "I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

FOR MORE INFORMATION

Staff Contact: Cherish Bradshaw, Assistant, Mayor and City Council
Telephone: 541-682-8340
Staff E-Mail: cabradshaw@eugene-or.gov

May 11, 2026 Meeting - Item 1

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Ceremonial Matters

Meeting Date: May 11, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Cherish Bradshaw
Phone: 541-682-8340

ISSUE STATEMENT

This item is to acknowledge awards and achievements and inform the public of proclamations by the Mayor. No action is required by the City Council.

BACKGROUND

Per City Council Operating Agreements, at the first regular meeting of each month, the first agenda item shall be used to acknowledge special recognition or awards given to the City of Eugene or for the Mayor to read proclamations which serve to encourage and educate the community. Proclamations shall be made and placed on the agenda at the discretion of the Mayor.

The following proclamation for the month of May will be highlighted during the May 11 meeting:

- May 1, 2026 – Asian American and Pacific Islander Heritage Month
- May 1, 2026 – Bike Month
- May 1, 2026 – Wildfire Awareness Month
- May 1, 2026 – International Workers’ Day
- May 10, 2026 – Mother’s Day
- May 13, 2026 – KLCC Listener Appreciation Day
- May 17-23, 2026 – National Public Works Week

ATTACHMENTS

- A. Asian American and Pacific Islander Heritage Month Proclamation
- B. Bike Month Proclamation
- C. Wildfire Awareness Month Proclamation
- D. International Workers’ Day Proclamation
- E. Mother’s Day Proclamation
- F. KLCC Listener Appreciation Day Proclamation
- G. National Public Works Week Proclamation

May 11, 2026 Meeting – Item 2

FOR MORE INFORMATION

Staff Contact: Cherish Bradshaw, Assistant, Mayor and City Council

Telephone: 541-682-8340

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

OFFICE OF THE MAYOR

City of Eugene, Oregon

PROCLAMATION

WHEREAS: The City of Eugene honors and celebrates the cultures, identities, histories, and contributions of Asian American, Native Hawaiian, and Pacific Islander (AANHPI) communities, whose rich heritage has shaped our city, our state, and our nation; and

WHEREAS: The City of Eugene maintains longstanding Sister City relationships with Jinju in South Korea, Kathmandu in Nepal, and Kakegawa in Japan, fostering cultural exchange, educational collaboration, and international friendship—values at the heart of Asian American and Pacific Islander Heritage Month; and

WHEREAS: AANHPI communities represent a wide range of languages, faith traditions, migration stories, and ancestral homelands across Asia and the Pacific Islands, each enriching the vibrancy and cultural fabric of Eugene; and

WHEREAS: Asian American, Native Hawaiian, and Pacific Islander residents have strengthened Eugene through leadership in education, the arts, public service, small business, science and technology, and health care; and

WHEREAS: We recognize the resilience and perseverance of AANHPI communities, who have faced exclusion, discrimination, and barriers to opportunity, yet continue to advocate for equity, belonging, and justice for all; and

WHEREAS: Asian American and Pacific Islander Heritage Month invites all residents to learn more about the diverse histories and contributions of these communities and to participate in celebrations, cultural events, and educational activities throughout May.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim May 2026 to be

“Asian American and Pacific Islander Heritage Month”

in Eugene, and I encourage all community members to honor the immeasurable contributions of Asian American, Native Hawaiian, and Pacific Islander residents and to foster a community where everyone feels valued, respected, and included.

Mayor Kaarin Knudson

City of Eugene

May 1, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: Throughout the month of May, the City of Eugene and our community members and partners will celebrate the joys of bicycling through educational programs, races, commuting events, charity events, or by simply getting out and going for a ride; and

WHEREAS: Bicycling is an affordable, healthy, and convenient form of transportation and an excellent form for recreation and exercise among Eugene’s paths and trail systems; and

WHEREAS: The City of Eugene has 64 miles of shared-use paths, 220 miles of on-street bike lanes, 8 miles of protected bikeways, 70 miles of signed neighborhood greenways, 5 bicycle-pedestrian bridges over the Willamette River, 3 bicycle-pedestrian bridges over major roads, 12 bicycle-pedestrian bridges over Amazon Creek; and

WHEREAS: Continuing to invest in safe, robust, bicycle-friendly infrastructure improves community members’ health, well-being, and quality of life, grows the economy of Eugene, attracts tourists, improves traffic safety, supports student learning outcomes, and reduces pollution, congestion, and wear and tear on our streets and roads; and

WHEREAS: Eugene's bike share program, PeaceHealth Rides, is a highly used mode of public transportation which has provided over 1.4 million rides and served a total of 70,000 people since 2018; and

WHEREAS: The League of American Bicyclists, WeBikeLane.org, Safe Routes to School, police departments, public health districts, hospitals, companies and civic groups are celebrating “Bike Month 2026” by promoting greater public awareness of bicycle safety to reach our Vision Zero goals and to reduce collisions, injuries, and fatalities and improve the health and safety for everyone on the road.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim May 2026 as

“Bike Month”

in Eugene and I urge all residents to join me in this special observance.

Mayor Kaarin Knudson
City of Eugene
May 1, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

- WHEREAS:** The City of Eugene recognizes that wildfire is a growing threat to communities throughout Oregon and the western United States; and
- WHEREAS:** Changing climate conditions, prolonged drought, and increased vegetation growth have heightened the risk of wildfire in and around our community; and
- WHEREAS:** The City of Eugene includes neighborhoods located near natural areas, parks, and wildland-urban interface zones where wildfire can threaten homes, infrastructure, natural resources, and public safety; and
- WHEREAS:** Proactive wildfire preparedness, fuels reduction, home hardening, and community awareness are critical steps to reduce risk and protect lives and property; and
- WHEREAS:** Since 2023, Eugene Parks and Open Spaces Division have been working to reduce fuel loads on parkland in the wildland-urban interface (WUI); and
- WHEREAS:** Eugene Springfield Fire works year-round with local, state, and federal partners to reduce wildfire risk through vegetation management, home hardening strategies, public education, and emergency response preparedness; and
- WHEREAS:** Residents play a vital role in wildfire safety by creating defensible space, hardening their homes with ignition-resistant materials and maintenance practices, preparing evacuation plans, staying informed about wildfire prevention and response, and through notifications like LaneAlerts.org; and
- WHEREAS:** Wildfire Awareness Month provides an opportunity to educate the community about wildfire prevention, preparedness, home hardening, and resilience.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim the month of May 2026 to be

“Wildfire Awareness Month”

in Eugene and encourage all residents to take steps to reduce wildfire risk, harden their homes, prepare their homes and families, and support community efforts to build a more wildfire-resilient Eugene.

Mayor Kaarin Knudson
City of Eugene
May 1, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon
PROCLAMATION

WHEREAS: The Federation of Organized Trade and Labour Unions of the United States and Canada organized a general strike for an 8-hour workday starting May 1, 1886. Demonstrations in Chicago in support of the strike led to the Haymarket Affair on May 4, 1886. In 1889, an international workers' organization in Paris declared May 1st as International Workers' Day to commemorate the struggle for the eight-hour day, also known as International Labour Day and May Day. Each year, International Workers' Day honors laborers and working classes around the world; and

WHEREAS: In 2026, labor and community organizations across the nation have called for a general strike on May 1, invoking the spirit of May Day and demonstrating the enduring strength of workers speaking with a unified voice. Such actions highlight the essential role that unions and worker organizations play in defending rights, supporting community wellbeing, and sustaining democratic principles.

WHEREAS: Throughout America's history, workers have sacrificed to grow our food, build our roads, transport goods, care for families and neighbors, and manufacture the products we rely on. No worker should risk avoidable injury, illness, or death while doing their job. Through decades of organizing, negotiating, picketing, and protesting, labor unions secured essential workplace protections that both union and non-union workers rely on today; and

WHEREAS: We honor and remember those who lost their lives on the job and reaffirm every worker's basic right to a safe workplace. We recognize local labor unions that remain committed to safeguarding the health and safety of all workers.

NOW, THEREFORE, I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim May 1, 2026, to be

“International Workers’ Day”

in Eugene and encourage all community members to observe this day with appropriate service, gatherings, and education programs and ceremonies that honor our workers.

Mayor Kaarin Knudson
City of Eugene
May 1, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: Mother’s Day is an opportunity for our community to recognize and honor the mothers, grandmothers, caregivers, and maternal figures who nurture, guide, and support the people of Eugene; and

WHEREAS: Families in Eugene take many forms, and we honor all who mother including biological, adoptive, foster, kinship, step-parents, LGBTQ parents, non-binary parents who identify with motherhood, and those who provide maternal care within chosen families and community networks; and

WHEREAS: Mothers and caregivers strengthen our city through their dedication, resilience, and compassion, contributing immeasurably to the wellbeing of children, families, neighborhoods, and our collective future; and

WHEREAS: We recognize that motherhood is joyful and challenging, and that supporting mothers and caregivers strengthens the health, stability, and prosperity of our entire community; and

WHEREAS: Mother’s Day provides an important annual moment for our community to express appreciation for the daily, often unseen work that mothers and caregivers perform across all sectors of our city.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim May 10, 2026 to be

“Mother’s Day”

in Eugene, and encourage all residents to recognize, honor, and celebrate the mothers and caregivers who enrich all of our lives and help our community thrive.

Mayor Kaarin Knudson
City of Eugene
May 10, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: KLCC Public Radio was founded in 1967 at Lane Community College, evolving over nearly six decades into a vital cornerstone of the Pacific Northwest media landscape; and

WHEREAS: The growth and success of KLCC—from its early days of FM broadcasting to its current status as a digital-first source of news and entertainment—have been fueled by the unwavering generosity, advocacy, and financial support of local listeners and members; and

WHEREAS: KLCC serves as a primary source of high-quality journalism, providing Oregonians with essential local, national, and international news that fosters an informed and engaged community; and

WHEREAS: The station acts as a powerful community connector, bridging diverse perspectives and providing a platform for local voices, stories, and civil discourse that strengthens the social fabric of our region; and

WHEREAS: Engaged listeners and sustaining members continue to support year-round access to local radio journalism; and

WHEREAS: The enduring partnership between the station and its members ensures that KLCC remains a free, accessible, and independent public resource for all.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim May 13, 2026 to be

“KLCC Listener Appreciation Day”

in Eugene and I encourage all residents to join me in recognizing the station’s staff, volunteers, and especially the members whose support has shaped KLCC’s storied history and secured its vibrant future.

Mayor Kaarin Knudson
City of Eugene
May 13, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: Since 1960, the American Public Works Association (APWA) has observed an annual Nation Public Works Week to recognize the public works professionals who focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Eugene; and

WHEREAS: This year’s Public Works Week theme, “Rooted in Service, Powered by Community,” recognizes how public works professionals are dedicated to supporting the communities in which they are also members, working to advance quality of life for all Eugeneans; and

WHEREAS: Each day, residents depend on Public Works for streets that are safe for people walking, biking and rolling, taking transit, and driving; effective stormwater management to reduce flooding and pollution of our natural waterways; well-maintained parks and open spaces to support and enhance our quality of life; our safe and affordable airport; and efficient wastewater collection and treatment to keep our community clean and sanitary; and

WHEREAS: These infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees working tirelessly through a sense of purpose; and

WHEREAS: It is in the public interest for residents, civic leaders, and children in Eugene to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their communities.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby designate the week of May 17–23, 2026, as

“National Public Works Week”

in Eugene and encourage all members of our community to join representatives of the APWA and government agencies in activities designed to pay tribute to our public works professionals and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

Mayor Kaarin Knudson
City of Eugene
May 17, 2026

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Committee Reports and Items of Interest

Meeting Date: May 11, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Rosa Roach
Phone: 541-682-8497

ISSUE STATEMENT

This portion of the agenda provides an opportunity for the Mayor, Councilors, and City Manager to raise issues, present ad hoc motions, introduce resolutions and report on committee activities and actions. The time allotted for "Items" is subject to change to accommodate emerging issues.

BACKGROUND

Per Council Operating Agreements adopted on March 9, 2026 (Resolution 5481), at regular meetings held on the second and fourth Mondays of each month, the first item on the agenda or following Ceremonial Matters and the Pledge of Allegiance, shall be "Committee Reports and Items of Interest from Mayor, City Council and City Manager."

ATTACHMENTS

None.

FOR MORE INFORMATION

Staff Contact: Rosa Roach, City Council Coordinator
Telephone: 541-682-8497
Staff E-Mail: rroach@eugene-or.gov

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Ratification of FY 2026-27 Metropolitan Wastewater Management Commission (MWMC) Regional Wastewater Program Budget and Capital Improvements Program

Meeting Date: May 11, 2026
Department: Public Works
www.eugene-or.gov

Agenda Item Number: 4A
Staff Contact: Michelle Miranda and James McClendon
Phone: 541-682-8615

ISSUE STATEMENT

This agenda item is regarding ratification of the Fiscal Year 2026-27 (FY27) budget for the regional wastewater program, serving the Eugene-Springfield metropolitan area, as established under the 1977 Intergovernmental Agreement (IGA) between City of Eugene, City of Springfield, and Lane County. The IGA has been restated and amended as needed over the past 49 years, most recently on March 12, 2026. The Regional Wastewater Program (RWP) is managed by the Metropolitan Wastewater Management Commission (MWMC) pursuant to the provisions of the IGA. The RWP budget and Capital Improvements Program (CIP) provides funding for all operations, maintenance, administration, and capital improvements of the regional wastewater assets and facilities.

BACKGROUND

The purpose of the RWP is to protect public health, safety, and the environment by providing high quality wastewater management services to the community. The MWMC and its regional partners are committed to providing these services in a manner that will achieve, sustain and promote balance among community, environmental, and economic needs while also meeting customer service expectations.

The MWMC and RWP staff have established the following key outcomes:

1. High environmental and safety standards;
2. Fiscal management that is effective and efficient;
3. A successful intergovernmental partnership;
4. Maximum reliability and useful life of the regional assets and infrastructure;
5. Public awareness and understanding of MWMC, the regional wastewater system, and MWMC's objectives of maintaining water quality and a sustainable environment.

These key outcomes and goals are in alignment with City of Eugene's goals.

Every year MWMC develops a budget that covers the resource needs for the regional wastewater program, including operations, maintenance and capital improvement activities. These services are provided by Eugene and Springfield in accordance with the IGA. This regional budget combines portions of the City of Eugene and City of Springfield budgets that are dedicated to RWP operations, maintenance, administration, finance, and CIP project management.

On April 10, 2026, the MWMC board conducted a public hearing on the proposed draft budget for

May 11, 2026 Meeting - Item 4A

FY27 and approved it. The MWMC's approved budget is attached for council consideration (See Attachments). The FY27 budget reflects a continuing focus on design and construction of capital improvements outlined in the approved 2025 Facilities Plan that are needed to ensure that the operation of the Regional Wastewater Facilities meets environmental regulations, and that regional collection and treatment capacity will be available to provide for growth in the service region. The approved MWMC operating budget includes the financial resources necessary to support the RWP, which will increase by 7.2 percent over the FY26 adopted budget.

On April 10, the MWMC also reviewed and discussed the proposed schedule of user fees for the regional wastewater program, and the board subsequently approved a 5.5 percent rate increase to the regional wastewater user fee for FY27, effective July 1, 2026. Commensurate with approving the regional budget and rate adjustment, the MWMC board directed staff to refer the budget to the governing bodies for ratification in accordance with the IGA.

RELATED CITY POLICIES

The FY 2026-27 MWMC Budget aligns with the key focus areas of **Urgent Community Needs**, **Communication and Outreach**, and **Organizational Wellbeing** within the [City of Eugene's 2023-2026 Strategic Plan](#).

The primary mission of the MWMC's Regional Wastewater Program that is executed operationally by Eugene Public Works Wastewater Division is to protect and sustain the clean water environment, which is directly relevant to the health, safety, and welfare of all community members in the Cities of Eugene, Springfield, and adjacent sections of Lane County, comprising nearly 278,843 system users. The MWMC mission directly correlates with the City of Eugene's key focus area of **Urgent Community Needs** within the 2023-2026 Strategic Plan because wastewater treatment is an essential service impacting health, safety, and climate resilience.

Additionally, since 2018 the Clean Water University program produced and hosted by MWMC partners (i.e., Eugene and Springfield staff) has provided hands-on learning experiences to fifth-graders in the Eugene, Springfield, and Bethel school districts which promote science and technology education in the field of water resources and environmental stewardship. More than 400 students, parents, and teachers attend the event in October each year at the regional treatment plant at 410 River Avenue in Eugene. Similarly, on-demand facility tours are provided to groups throughout the year to learn about the science and industry of wastewater treatment and the MWMC's resource recovery and beneficial reuse activities. Community engagement is sustained through communications by phone, email, and on social media platforms (e.g., Instagram, Threads, X, etc.), and MWMC-specific surveys and focus groups are strategically planned in certain years for optimal community response and input. These activities engage the regional community to gain greater understanding of the MWMC branded message 'We Clean Water' and align closely with the City's key focus area of **Communication and Outreach**.

In alignment with the City's key focus area of **Organizational Wellbeing**, the operating budget for the Regional Wastewater Program is entirely revenue backed by user fees, and the MWMC has worked hard to implement incremental rate increases to the user fees each year to mitigate the impact on the community.

The MWMC budget and CIP also includes line-item expenditures for operational and capital activities that directly align with the City's [Climate Action Plan 2.0](#) to mitigate the impacts of greenhouse gas emissions and a changing climate. The MWMC Biocycle Farm (i.e., 395-acre poplar

tree farm adjacent to Highway 99) sequesters carbon dioxide. At the treatment plant, in 2021 the MWMC became the first wastewater utility in Oregon to successfully operate a Renewable Natural Gas (RNG) program. The anaerobic digestion process produces biogas as a byproduct, which is then captured and sold to the local gas utility Northwest Natural on the low Carbon Fuel Standard (LCFS) markets as fuel, and on the Voluntary Carbon Market (VCM), which effectively displaces some of the community need for natural gas extracted from the earth.

PREVIOUS COUNCIL DIRECTION

[May 8, 2023 Meeting](#)

MWMC Budget Ratification is requested annually. Council ratified the FY24 MWMC Budget.
Passed 8:0

[May 13, 2024 Meeting](#)

MWMC Budget Ratification is requested annually. Council ratified the FY25 MWMC Budget.
Passed 8:0

[May 12, 2025 Meeting](#)

MWMC Budget Ratification is requested annually. Council ratified the FY26 MWMC Budget.
Passed 7:0

COUNCIL OPTIONS

1. Approve motion to ratify the FY27 MWMC Budget.

OR

2. Return the FY27 Regional Wastewater Program Budget and Capital Improvements Program to MWMC with specific requests for modification and reconsideration.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends ratification of the proposed FY27 MWMC Budget and Capital Improvements Program.

SUGGESTED MOTION

Move to ratify the FY27 MWMC Budget.

ATTACHMENTS

- A. MWMC Transmittal letter
- B. FY27 Regional Wastewater Program Budget and Capital Improvements Program

FOR MORE INFORMATION

Staff Contact: Michelle Miranda, Director, Public Works Wastewater Division

May 11, 2026 Meeting – Item 4A

Telephone: 541-682-8615

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

Staff Contact: James McClendon, Finance & Administrative Manager, PW-Wastewater Division

Telephone: 541-682-8608

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



Metropolitan Wastewater MANAGEMENT COMMISSION



partners in wastewater management

MWMC Commission

Doug Keeler
Springfield Citizen
MWMC President

Christopher Hazen
Eugene Citizen
MWMC Vice President

Pat Farr
Lane County Commissioner

Dawn Lesley
Eugene Citizen

Faye Stewart
Lane County Citizen

Alan Stout
Springfield City Councilor

Jennifer Yeh
Eugene City Councilor

Administration

Matt Stouder
MWMC Executive Director
City of Springfield
225 Fifth Street
Springfield, Oregon 97477
(541) 726-3694
FAX (541) 726-2309

Operations

Michelle Miranda
Wastewater Director
City of Eugene
410 River Avenue
Eugene, Oregon 97404
(541) 682-8600
FAX (541) 682-8601

April 14, 2026

Ms. Jenny Haruyama, City Manager
City of Eugene
500 East 4th Avenue
Eugene, Oregon 97401

Subject: Metropolitan Wastewater Management Commission (MWMC) 2026-27
Regional Wastewater Program (RWP) Budget and Capital Improvements
Program (CIP).

Dear Ms. Haruyama:

On April 10, 2026, the MWMC held a public hearing on the fiscal year (FY) 2026-27
Regional Wastewater Program (RWP) Budget and CIP were approved. The RWP
Budget funds operating and capital project requirements, and maintains targeted
contributions to reserves.

Consistent with the Intergovernmental Agreement, the RWP Budget and CIP need to
be ratified by the governing bodies of Eugene, Springfield, and Lane County prior to
final adoption by MWMC. Please forward the enclosed budget and CIP document to
the Eugene City Council for their consideration on May 11, 2026. If I can be of any
additional assistance, please contact me at 541-726-3694.

Thank you for your consideration and assistance in this matter.

Sincerely,

Matt Stouder
MWMC Executive Director

Regional Wastewater Program Budget and Capital Improvements Program



Metropolitan Wastewater
MANAGEMENT COMMISSION



partners in wastewater management



Proposed

Fiscal Year 2026-2027

Attachment 2

May 11, 2026 Meeting - Item 4A

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REGIONAL WASTEWATER PROGRAM BUDGET and CAPITAL IMPROVEMENTS PROGRAM

Fiscal Year 2026-27 *Proposed*

The Metropolitan Wastewater Management Commission is scheduled to adopt the Operating Budget and Capital Improvements Program (CIP) for FY 26-27 on April 10, 2026. The Budget and CIP is scheduled to be ratified by the Springfield City Council on May 18, 2026, the Eugene City Council on May 11, 2026, and the Lane County Board of Commissioners on May 19, 2026. The Commission will give final ratification of the Budget and CIP on June 12, 2026.

COMMISSION MEMBERS:

Pat Farr, President (Lane County Councilor)
Doug Keeler, Vice President (Springfield Citizen)
Christopher Hazen, (Eugene Citizen)
Vacant, (Lane County Citizen)
Dawn Lesley, (Eugene Citizen)
Alan Stout, (Springfield City Councilor)
Jennifer Yeh, (Eugene City Councilor)

STAFF:

Matthew Stouder, MWMC Executive Director
Michelle Miranda, City of Eugene Wastewater Division Director
Nathan Bell, MWMC Finance Director



www.mwmcpartners.org

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METROPOLITAN WASTEWATER MANAGEMENT COMMISSION
FY 2026-27 BUDGET AND CAPITAL IMPROVEMENTS PROGRAM
for the
REGIONAL WASTEWATER PROGRAM

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INTRODUCTION

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INTRODUCTION

The MWMC was formed by the cities of Eugene, Springfield, and Lane County through an intergovernmental agreement (IGA) in 1977 to provide wastewater collection and treatment services for the Eugene-Springfield metropolitan area. The seven-member Commission, appointed by the City Councils of Eugene and Springfield and the Lane County Board of Commissioners, is responsible for oversight of the Regional Wastewater Program. Since 1983, the Commission has contracted with the cities of Springfield and Eugene to provide all staffing and services necessary to maintain and support the Regional Wastewater Program.

The MWMC has been providing high-quality wastewater services to the metropolitan area for 49 years. The service area for the MWMC consists of approximately 270,000 customers, including 82,000 residential and commercial accounts. The MWMC is committed to clean water, the community's health, the local environment, and to providing high quality services in a manner that will achieve, sustain, and promote balance between community, environmental, and economic needs.

Mission: To protect our community's health and the environment by providing high-quality wastewater services to the Eugene-Springfield metropolitan area in partnership with Eugene, Springfield, and Lane County.

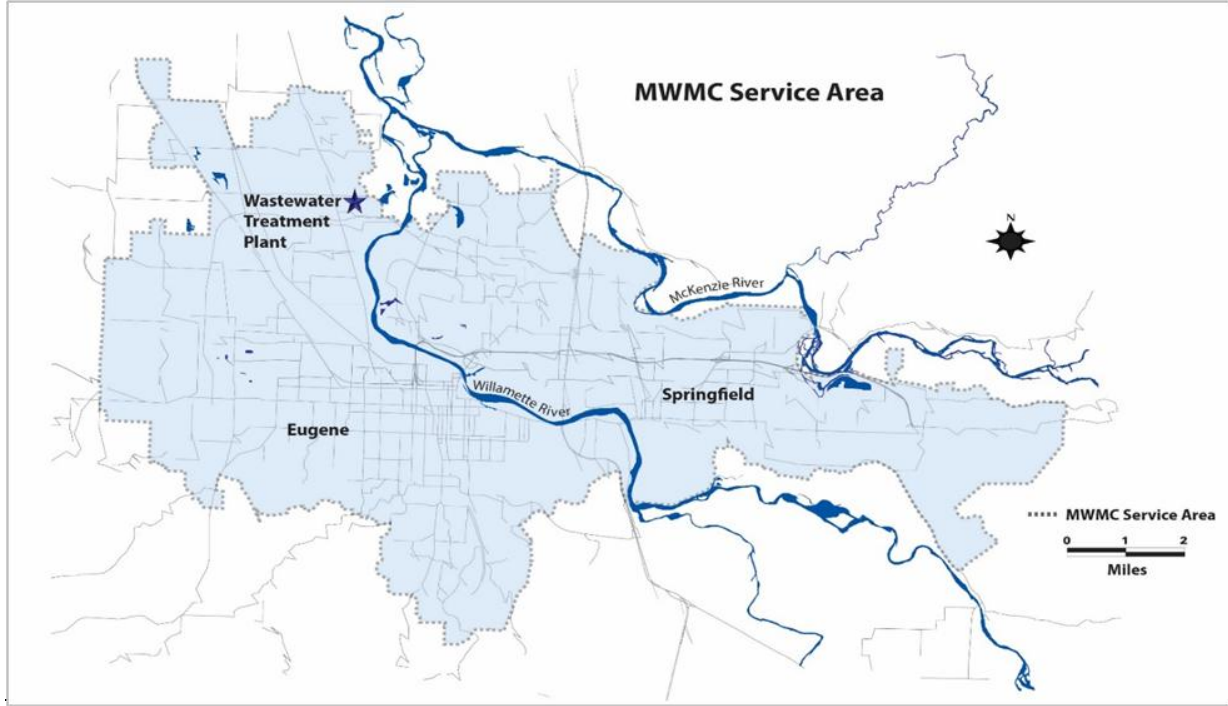
Vision: The MWMC will be recognized as a leader in protecting water quality through sustainable and fiscally responsible practices.

Values Statement: The MWMC strives to provide high-quality services that achieve, sustain, and promote balance between community, environmental and economic needs while meeting customer service expectations.

Values:

Clean Water
Protecting Community Health
Providing Excellent Customer Service
Sustain Environmental Stewardship
Collaboration with Partners

Regulatory Permit Status - The MWMC's renewed NPDES permit was issued in October 2022, and will expire on September 30, 2027. As we continue efforts to renew our Facilities Master Plan, we are preparing for more stringent requirements from the new permit. The MWMC continues to reduce debt obligations, while planning financially to be positioned for the NPDES permit requirements.



BUDGET MESSAGE

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BUDGET MESSAGE**Members of the Metropolitan Wastewater Management Commission (MWMC),
MWMC Customers and Partnering Agencies**

It is my pleasure to present the Metropolitan Wastewater Management Commission's (MWMC) budget for fiscal year 2026-27. This budget funds operations, administration, and capital projects planned for the Regional Wastewater Program in the coming year. In compliance with Oregon Budget Law, this budget is balanced, with revenues and expenditures being equal.

Budget Development Process

The MWMC's budget development schedule begins in January, with a budget kick-off to review key outcomes the MWMC Board strives to achieve, with associated performance indicators that measure results of annual workplans over time. In February, staff provides a presentation of the draft Capital Improvement Program (CIP) budget and five-year capital plan and discusses anticipated impacts. The operating budget programs are presented in March, along with user fee rate scenarios to provide an overall look at anticipated revenues and expenditures.

In April, the MWMC Board holds public hearings on the Preliminary Regional Wastewater Program (RWP) Budget and CIP, as well as regional wastewater user rates. In May, the RWP budget is forwarded to Springfield, Eugene and Lane County for their review, input and ratification. The RWP Budget and CIP returns to the MWMC in June for final approval, with budget implementation occurring July 1.

As outlined in the MWMC's intergovernmental agreement, administration and CIP components are reflected in the City of Springfield's RWP budget, while operations, maintenance, equipment replacement, major rehabilitation, and major capital outlay components are reflected in the City of Eugene's RWP budget. Both cities' Industrial Pretreatment Programs are managed locally in compliance with the MWMC Model Ordinance and are also included in the RWP budget.

Fiscal Year 2026-27 Budget

The upcoming fiscal year will present opportunities and challenges for the Regional Wastewater Program. The FY 2026-27 budget is balanced with resources equal to or greater than expenditures. The budget is based on a 7.2% increase over FY 2025-26. Primary drivers of increased expenditures include rising costs associated with utility charges, billing collection, construction activities, and contractual service needs at the Biosolids Management Facility (BMF) for poplar tree harvest. Compliance with meeting obligations in the MWMC's National Pollution Discharge Elimination System (NPDES) Permit continue to cause budgetary pressures, as do aging infrastructure needs associated with aging assets.

User fee revenues are projected at \$43.2 million, with additional revenue sources from septage haulers, renewable natural gas sales, Systems Development Charges, property leases and other sources estimated at \$7.2 million. Operating expenditures are projected at \$29.6 million, while the FY 2026-27 CIP includes approximately \$39.4 million dedicated to facilities planning efforts, conveyance system upgrades and plant performance improvements. Another \$2.8 million is proposed for equipment replacement, major rehabilitation, and major capital outlay.

Accomplishments

Every year, staff working on behalf of the MWMC demonstrate incredible professionalism and commitment to our community, while providing a vital service that runs 24 hours a day, 365 days a year. Significant accomplishments from this past year include:

- Staff working at the WPCF oversaw the successful treatment of nearly 13 billion gallons of wastewater, ensuring continued protection of our community's public health and safety, as well as that of the local environment and the Willamette River.
- Two foundational intergovernmental agreements that were over 20-years old and which lay the framework for how the MWMC functions as an intergovernmental entity were updated in partnership with the cities of Eugene, Springfield and Lane County.
- Work is nearly complete, and staff expects to complete a new MWMC Facilities Plan prior to FY 26-27. This plan outlines how the MWMC will provide service and meet operational and capital needs for a growing community over the next 20-year period, at a cost of approximately \$350 million. Implementing the new Facilities Plan will enable the MWMC to meet increasing environmental requirements, while continuing to protect public health and the Willamette River.
- The MWMC was recognized by the National Association of Clean Water Agencies at their winter conference in Miami, FL with a *National Environmental Achievement Award* for our "One Water Video and Digital Education Campaign". This effort highlighted the interconnectivity of the different water systems in our region, including drinking water, stormwater, wastewater and the natural water cycle, with the key messaging that all water is connected and everyone working with water has the same goal – providing access to safe, clean water for all.

In summary, the FY 2026-27 budget will implement the Board's adopted Financial Plan policies, fund operations and administration sufficiently to maintain service levels, and meet the environmental performance necessary for compliance with the MWMC's NPDES permit.

Development of the RWP budget is a significant effort and would not be possible without the dedicated commitment from staff working on behalf of the MWMC. I would like to thank Jeremy Cleversey, Valerie Warner, Kevin Vanderwall, Troy McAllister, and James McClendon for their contributions in developing the MWMC's FY 26-27 RWP budget.

Respectfully submitted,



Matt Stouder
MWMC Executive Director

PROGRAM OVERVIEW

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REGIONAL WASTEWATER PROGRAM OVERVIEW

The Metropolitan Wastewater Management Commission

The Metropolitan Wastewater Management Commission (MWWMC) was formed by Eugene, Springfield, and Lane County through an intergovernmental agreement (IGA) in 1977 to provide wastewater collection and treatment services for the Eugene-Springfield metropolitan area. The seven-member Board is composed of members appointed by the City Councils of Eugene (3 representatives), Springfield (2 representatives) and the Lane County Board of Commissioners (2 representatives). Since its inception, the Board, in accordance with the IGA, has been responsible for oversight of the Regional Wastewater Program (RWP) including: construction, maintenance, and operation of the regional sewerage facilities; adoption of financing plans; adoption of budgets, user fees and connection fees; adoption of minimum standards for industrial pretreatment and local sewage collection systems; and recommendations for the expansion of regional facilities to meet future community growth. Staffing and services have been provided in various ways over the 49 years of MWWMC's existence. Since 1983, the MWWMC has contracted with the Cities of Springfield and Eugene for all staffing and services necessary to maintain and support the RWP. Lane County's partnership has involved participation on the Board and authority for wastewater services and support for customers that are served by the MWWMC in the Santa Clara unincorporated area.

Regional Wastewater Program Purpose and Key Outcomes

The purpose of the RWP is to protect public health and safety and the environment by providing high quality wastewater management services to the Eugene-Springfield metropolitan area. The MWWMC and the regional partners are committed to providing these services in a manner that will achieve, sustain, and promote balance between community, environmental, and economic needs while meeting customer service expectations. Since the mid-1990s, the Board and RWP staff have worked together to identify key outcome areas within which to focus annual work plan and budget priorities. The FY 26-27 RWP work plans and budget reflect a focus on the following key outcomes or goals. In carrying out the daily activities of managing the regional wastewater system, we will strive to achieve and maintain:

- 1. High environmental and safety standards;**
- 2. Fiscal management that is effective and efficient;**
- 3. A successful intergovernmental partnership;**
- 4. Maximum reliability and useful life of regional assets and infrastructure;**
- 5. Public awareness and understanding of MWWMC, the regional wastewater system, and MWWMC's objectives of maintaining water quality and a sustainable environment.**

The MWWMC believes that these outcomes, if achieved in the long term, will demonstrate success of the RWP in carrying out its purpose. In order to help determine whether we are successful, indicators of performance and targets have been identified for each key outcome. Tracking performance relative to identified targets over time assists in managing the RWP to achieve desired results. The following indicators and performance targets provide an important framework for the development of the FY 26-27 RWP Operating Budget, Capital Improvements Program, and associated work plans.

Outcome 1: Achieve and maintain high environmental indicators while prioritizing staff safety.

Indicators:	Performance:		
	FY 24-25 Actual	FY 25-26 Estimated Actual	FY 26-27 Target
<ul style="list-style-type: none"> Optimize RNG Runtime Performance 	62% Runtime	60% Runtime	70% Runtime *contract with expert
<ul style="list-style-type: none"> Optimize heat-loop efficiency 	Completed heat-loop optimization study	Evaluate and consider study recommendations	Implement Study Recommendations
<ul style="list-style-type: none"> Exceed the average removal efficiency of carbonaceous biochemical oxygen demand (CBOD) and total suspended solids (TSS) (permit limit 85%) 	Achieved 97%	Achieved 97%	Achieve >95%
<ul style="list-style-type: none"> Produce high quality biosolids (pollutant concentrations less than 50% of EPA exceptional quality criteria) 	Arsenic 24% Cadmium 6.8% Copper 34% Lead 9.8% Mercury 5.6% Nickel 4.8% Selenium 11% Zinc 38%	Arsenic 25% Cadmium 20% Copper 35% Lead 20% Mercury 10% Nickel 10% Selenium 20% Zinc 40%	Arsenic <50% Cadmium <50% Copper <50% Lead <50% Mercury <50% Nickel <50% Selenium <50% Zinc <50%
<ul style="list-style-type: none"> Achieve ongoing third party certification of the ISO14001 Environmental Management System – Continual Improvement of Environmental Performance requirements 	All objectives were met and no major non-conformities; Conducted a Heat Loop Optimization Study	All objectives met with no major non-conformities	All objectives met with no major non-conformities
<ul style="list-style-type: none"> Maintain a Lost Time Injury Rate (LTIR) below 2.1, which is the industry average as reported by the Bureau of Labor Statistics 	2.09	2.06	<2.1

Outcome 2: Achieve and maintain fiscal management that is effective and efficient.

Indicators:	Performance:		
	FY 24-25 Actual	FY 25-26 Estimated Actual	FY 26-27 Target
• Align annual budget and rates with the MWMC Financial Plan	Policies were met	Policies met	Evaluate rate model cost allocations
• Achieve clean annual audited financial statements	Clean audit	Clean audit	Clean audit
• Maintain robust uninsured bond rating	AA	AA	AA
• Operating reserves funding at target levels	Yes	Yes	Yes
• Update MWMC Financial Plan	Yes	Update completed	Policies met
• Ensure rates and rate changes are planned, moderate and incremental	5.5% Increase	5.5% Increase	<=6% Increase
• Pursue Grant opportunities aligned with MWMC funding needs	Secured CWSRF Forgivable Loan and WaterSMART Grant	Awarded Grant Agreements for recycled water (declined) Submitted for ODOT grant (not funded)	Identify at least 1 MWMC aligned grant for submittal

Outcome 3: Achieve and maintain a successful intergovernmental partnership.

Indicators:	Performance:		
	FY 24-25 Actual	FY 25-26 Estimated Actual	FY 26-27 Target
<ul style="list-style-type: none"> Update MWMC Facilities Plan (Project P80101) 	Project P80101 work began	Draft Facilities Plan and associated work products	Final Facilities Plan deliverables complete
<ul style="list-style-type: none"> Maintain Intergovernmental Agreements that are current and conform to overarching federal, state and local laws 	Initiate updates to the MWMC's IGA & OM&A	IGA & OM&A updates adopted by Governing Bodies	Complete update to the MWMC's Bylaws
<ul style="list-style-type: none"> Conduct a partnership assessment 	Scope assessment tool options; present concepts/options for Board consideration; Create RFP and select consultant	Begin data collection; report first round results to Board	Begin implementation of approved recommendations as next steps
<ul style="list-style-type: none"> Present jointly regarding the MWMC partnership, services and outcomes 	Three presentations delivered by staff	Four presentations delivered by staff	Two presentations delivered by staff

Outcome 4: Maximize reliability and useful life of regional assets and infrastructure.

Indicators:	Performance:		
	FY 24-25 Actual	FY 25-26 Estimated Actual	FY 26-27 Target
<ul style="list-style-type: none"> Complete preventive maintenance on time (best practices benchmark is 90%) 	96% (Completed 7,797 PMs)	94%	90%
<ul style="list-style-type: none"> Benchmark preventive maintenance to the corrective maintenance ratio (4:1-6:1) 	5.3:1 (Completed 7,874 PMs: 1,483 CMs)	5.7:1	5:1
<ul style="list-style-type: none"> Execute required emergency maintenance (best practices benchmark is less than 2% of labor hours) 	0.4% (Completed 111 hours of 30,285 hrs)	0.8%	< 2%
<ul style="list-style-type: none"> Improve asset management practices employed 	Completed condition assessment of facility structures and piping	Include improvements in Facility Plan projects	Continue to implement improvements
	Completed cybersecurity assessment of control systems	Implement cybersecurity improvements	Reassess cybersecurity vulnerability

Outcome 5: Achieve and maintain public awareness and understanding of MWMC, the regional wastewater system, and MWMC's objectives of maintaining water quality and a sustainable environment.

Indicators:	Performance:		
	FY 24-25 Actual	FY 25-26 Estimated Actual	FY 26-27 Target
<ul style="list-style-type: none"> Advance the Communications Plan 	Updated Plan to 2025	Began implementing 2025 Plan	Continue implementing 2025 Plan
<ul style="list-style-type: none"> Promote MWMC's social media channels & website 	Facebook followers to 1,500, X to 225, and Instagram to 1,200; website visitors to 11,000 with 15,000 pageviews	Facebook followers to 1,600, "X" to 250, and Instagram to 1400; website visitors to 12,000 with 16,000 pageviews	Facebook followers to 1,700, "X" to 275, and Instagram to 1,500; maintain website visitors at 12,000 with 16,000 pageviews
<ul style="list-style-type: none"> Create and distribute MWMC e-newsletters 	Distributed monthly; increased distribution to 750 subscribers with an open rate of 40% and a click-through rate of 3.25%	Distribute monthly; increase distribution to 800 subscribers with an open rate of 43% and a click-through rate of 6%	Distribute monthly; increase distribution to 850 subscribers with an open rate of 45% and a click-through rate of 8%
<ul style="list-style-type: none"> Advance Pollution Prevention Campaigns (including Mercury Minimization Outreach) & Sponsorships 	Completed 2 campaigns, 5 sponsorships, reaching +40% of residents in the service area	Complete 2 campaigns, 5 sponsorships, reaching +50% of residents in the service area	Complete 2 campaigns, 5 sponsorships, reaching +60% of residents in the service area
<ul style="list-style-type: none"> Promote Clean Water University 	Reached >35% of 5 th Graders in the service area	Reach >35% of 5 th Graders in the service area	Reach >40% of 5 th Graders in the service area

Roles and Responsibilities

In order to effectively oversee and manage the RWP, the partner agencies provide all staffing and services to the MWMC. The following sections describe the roles and responsibilities of each of the partner agencies, and how intergovernmental coordination occurs on behalf of the MWMC.

City of Eugene

The City of Eugene supports the RWP through representation on the Board, provision of operation and maintenance services, and active participation on interagency project teams and committees. Three of the seven MWMC Board members represent Eugene – two citizens and one City Councilor. Pursuant to the Intergovernmental Agreement (IGA), the Eugene Wastewater Division operates and maintains the Regional Water Pollution Control Facility (WPCF), the Biosolids Management Facility (BMF) and associated residuals and reclaimed water activities, along with regional wastewater pumping stations and transmission sewers. In support of the RWP, the Division also provides technical services for wastewater treatment; management of equipment replacement and infrastructure rehabilitation; biosolids treatment and recycling; industrial source control (in conjunction with Springfield staff); and regional laboratory services for wastewater and water quality analyses. These services are provided under contract with the MWMC through the regional funding of 85.16 full-time equivalent (FTE) employees in FY26-27.

City of Springfield

The City of Springfield supports the RWP through representation on the Board, provision of MWMC administration services, and active coordination of and participation on interagency project teams and committees. Two MWMC Board members represent Springfield – one citizen and one City Councilor. Pursuant to the IGA, the Springfield Development and Public Works Department, provides staff to serve as the MWMC Executive Director / General Manager, respectively. The Environmental Services Division and Finance Department staff provide ongoing staff support to the Board and administration of the RWP in the following areas: legal and risk management services; financial management and accounting; coordination and management of public policy; regulatory and permit compliance issues; coordination between the Board and the governing bodies; long-range capital project planning, design, and construction management; coordination of public information, education, and citizen involvement programs; and coordination and development of regional budgets, rate proposals, and revenue projections. Springfield staff also provides local implementation of the Industrial Pretreatment Program, as well as billing coordination and customer service. These services are provided under contract with the MWMC through the regional funding of 17.95 FTE of Development and Public Works Department staff and .88 FTE of Finance Department staff, and .03 FTE of City Manager's Office for a total 18.86 FTE.

Lane County

Lane County supports the RWP through representation on the Board, including two Board members that represent Lane County – one citizen and one County Commissioner. Lane County's partnership initially included providing support to manage the proceeds and repayment of the RWP general obligation bonds to finance the local share of the RWP facilities construction. These bonds were paid in full in 2002. The County, while not presently providing sewerage, has the authority under its charter to do so. The Urban Growth Boundary includes the two Cities (urban lands) and certain unincorporated areas surrounding the Cities which lies entirely within the County. Federal funding policy requires sewage treatment and disposal within the Urban Growth Boundary to be provided on a unified, metropolitan basis.

Interagency Coordination

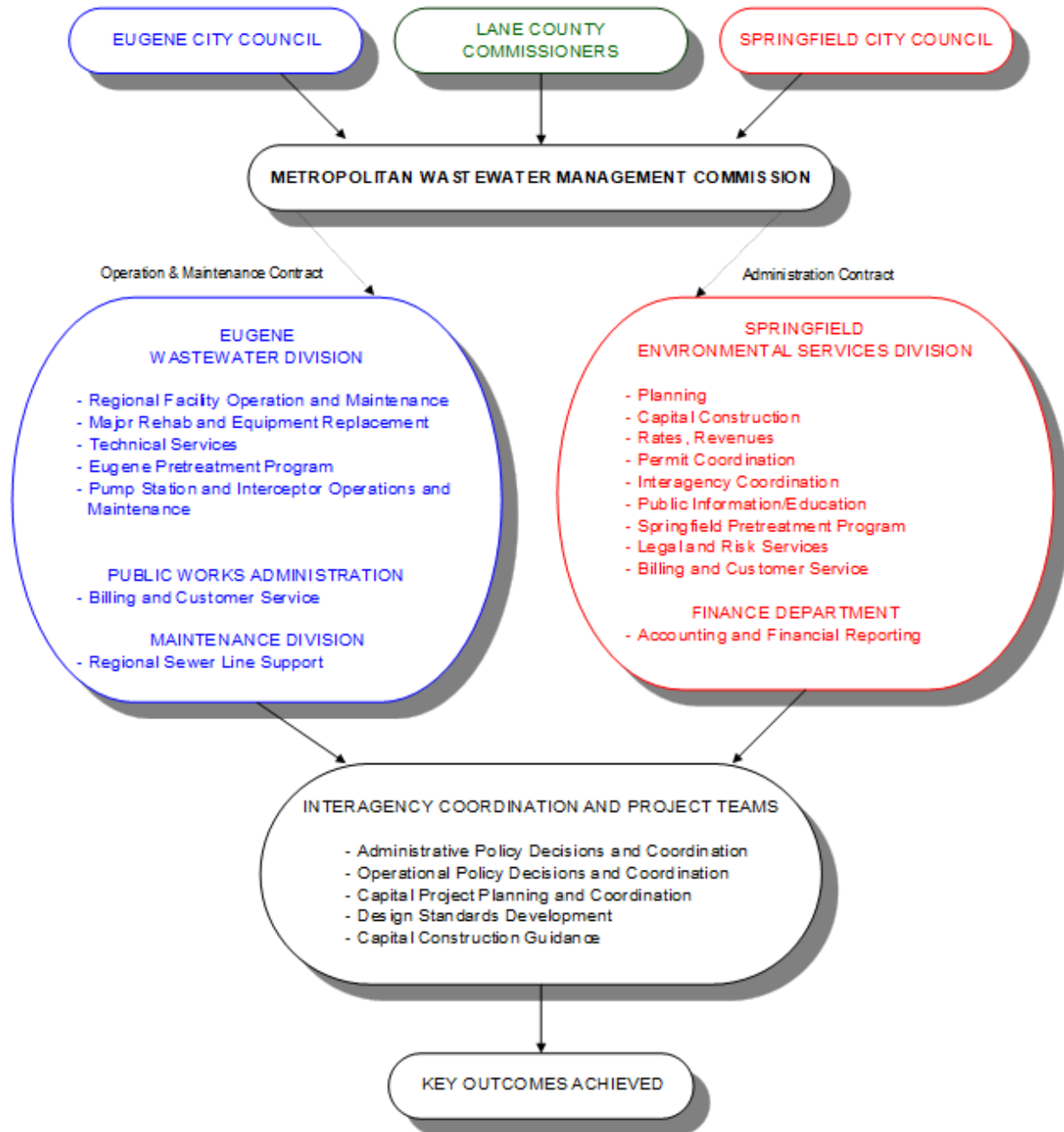
The effectiveness of the MWMC and the RWP depends on extensive coordination, especially between Springfield and Eugene staff, who provide ongoing program support. This coordination occurs in several ways. The Springfield MWMC Executive Director / MWMC General Manager, together with the Eugene Wastewater Division Director coordinate regularly to ensure adequate communication and consistent implementation of policies and practices as appropriate. The Eugene and Springfield Industrial Pretreatment Program supervisors and staff meet regularly to ensure consistent implementation of the Model Industrial Pretreatment Ordinance. In addition, interagency project teams provide input on and coordination of ongoing MWMC administration issues and ad hoc project needs.

Exhibit 1 on the following page reflects the interagency coordination structure supporting the RWP. Special project teams are typically formed to manage large projects such as design and construction of new facilities. These interagency staff teams are formulated to provide appropriate expertise, operational knowledge, project management, and intergovernmental representation.

Relationship to Eugene and Springfield Local Sewer Programs

The RWP addresses only part of the overall wastewater collection and treatment facilities that serve the Eugene-Springfield metropolitan area. The Cities of Eugene and Springfield both maintain sewer programs that provide for construction and maintenance of local collection systems and pump stations, which discharge to the regional system. Sewer user fees collected by the two Cities include both local and RWP rate components.

EXHIBIT 1
REGIONAL WASTEWATER PROGRAM
INTERAGENCY COORDINATION STRUCTURE



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BUDGET SUMMARY

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**REGIONAL WASTEWATER PROGRAM
FY 26-27 BUDGET**

The MWMC's RWP Operating Budget provides the Commission and governing bodies with an integrated view of the RWP elements. Exhibit 2 provides a summary of the overall Operating Budget. Separate Springfield and Eugene agency budgets and staffing also are presented within this budget document. Major program areas supported by Springfield and Eugene are described in the pages that follow and are summarized in Exhibit 3 on page 16. Finally, Exhibit 4 on page 17 combines revenues, expenditures, and reserves to illustrate how funding for all aspects of the RWP is provided. It should also be noted that the "Amended Budget FY 25-26" column in all budget tables represents the updated FY 25-26 RWP budget as of February 8, 2026, which reconciled actual beginning balances at July 1, 2025, and approved budget transfers and supplemental requests.

EXHIBIT 2

REGIONAL OPERATING BUDGET SUMMARY
INCLUDING RESERVE CONTRIBUTIONS

	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27	CHANGE (1) INCR/(DECR)	
Full-Time Equivalent Staffing Level	103.27	103.27	104.02	0.75	0.7%
Personnel Services (2)	\$15,267,616	\$15,267,616	\$16,639,400	\$1,371,784	9.0%
Materials & Services (2)	12,130,709	12,268,562	12,961,391	830,682	6.8%
Capital Outlay (2, 3)	201,000	830,420	-	(201,000)	NA
Equip Replacement Contributions (4)	1,350,000	1,350,000	-	(1,350,000)	NA
Capital Contributions (5)	13,000,000	13,000,000	13,000,000	-	0%
Debt Service (6)	4,104,250	4,104,250	713,770	(3,390,480)	-82.6%
Working Capital Reserve (7)	900,000	900,000	700,000	(200,000)	-22%
Rate Stability Reserve (8)	2,000,000	2,000,000		-	0%
Contingency Reserve (8)			2,000,000		
Insurance Reserve (9)	1,500,000	1,500,000	1,500,000	-	0%
Operating Reserve (10)	5,302,501	2,618,019	4,958,982	(343,519)	-6.5%
Bond Rate Stabilization Reserve (11)	2,000,000	2,000,000	2,000,000	-	0%
SRF Loan Reserve (12)	50,000	50,000	50,000	-	0%
Budget Summary	\$57,806,076	\$56,548,293	\$54,523,543	(\$3,282,533)	-5.7%

Notes:

1. The Change column and Percent Change column compares the Proposed FY 26-27 Budget with the originally Adopted FY 25-26 Budget column.
2. Personnel Services, Materials and Services, and Capital Outlay budget amounts represent combined Springfield and Eugene Operating Budgets that support the RWP.
3. Capital Outlay does not include CIP, Equipment Replacement, Major Capital Outlay, or Major Rehabilitation, which are capital programs.

4. The Equipment Replacement Contribution is a budgeted transfer of operating revenues to reserves for scheduled future equipment replacement, including all fleet equipment and other equipment, with an original cost over \$10,000, and with a useful life expectancy greater than one year. See table on page 23 for year-end balance.
5. The Capital Reserve Contribution is a budgeted transfer of operating revenues to reserves. Capital is passed through the Springfield Administration Budget. See table on page 24 for year-end balance.
6. The Debt Service line item is the sum of annual interest and principal payments on the Revenue Bonds and Clean Water State Revolving Fund (SRF) loans made from the Operating Budget (derived from user rates). The total amount of Debt Service budgeted in FY 26-27 is \$713,770.
7. The Working Capital Reserve acts as a revolving account which is drawn down and replenished on a monthly basis to fund Eugene's and Springfield's cash flow needs.
8. The Rate Stability Reserve has been used to set aside revenues available at year-end after the budgeted Operating Reserve target is met. Internal policy has established a level of \$2 million for the Rate Stability Reserve. This reserve is being renamed to the Contingency Reserve for the FY 26-27 Proposed Budget due to the Contingency Reserve offering additional flexibility to address Supplemental Budget needs. See Exhibit 5 on page 22 for year-end balance.
9. The Insurance Reserve was established to set aside funds to cover the insurance deductible amount for property and liability insurance coverage, for losses per occurrence. The Insurance Reserve is set at \$1.5 million.
10. The Operating Reserve is used to account for the accumulated operating revenues net of operations expenditures. The Commission's adopted policy provides minimum guidelines to establish the Operating Reserve balance at approximately two months operating expenses of the adopted Operating Budget.
11. The Bond Rate Stabilization Reserve contains funds to be used at any point in the future when net revenues are insufficient to meet the bond covenant coverage requirements. The Commission shall maintain the Bond Rate Stabilization Reserve account of \$2 million will be retired in October 2026 when the 2016 bond is paid off.
12. The Clean Water SRF loan reserve is budgeted as required per loan agreements.

EXHIBIT 3

REGIONAL WASTEWATER PROGRAM OPERATING BUDGET
LINE ITEM SUMMARY BY PROGRAM AREA

SPRINGFIELD	ACTUALS	ADOPTED	AMENDED	PROPOSED	CHANGE	
MWMC ADMINISTRATION	FY 24-25	FY 25-26	FY 25-26	FY 26-27	INCR/(DECR)	
Personnel Services	\$1,976,102	\$2,462,616	\$2,462,616	\$2,492,829	\$30,213	1.2%
Materials & Services	2,528,246	2,975,098	3,062,951	3,467,324	492,226	16.5%
Capital Outlay	-	50,000	50,000	-	(50,000)	N/A
TOTAL	\$4,504,348	\$5,487,714	\$5,575,566	\$5,960,153	\$472,439	8.6%
INDUSTRIAL PRETREATMENT						
Personnel Services	\$412,397	\$501,535	\$501,535	\$503,821	\$2,286	0.5%
Materials & Services	153,929	188,410	238,410	176,905	(11,505)	-6.1%
Capital Outlay	-	28,000	28,000	-	(28,000)	N/A
TOTAL	\$566,326	\$717,945	\$767,945	\$680,726	(\$37,219)	-5.2%
ACCOUNTING						
Personnel Services	\$144,096	\$153,830	\$153,830	\$162,070	\$8,240	5.4%
Materials & Services	39,135	52,209	52,209	46,262	(5,947)	-11.4%
Capital Outlay	-	3,000	3,000	-	(3,000)	N/A
TOTAL	\$183,231	\$209,039	\$209,039	\$208,332	(\$707)	-0.3%
TOTAL SPRINGFIELD						
Personnel Services	\$2,532,595	\$3,117,981	\$3,117,981	\$3,158,720	\$40,739	1.3%
Materials & Services	2,721,310	3,215,717	3,353,570	3,690,491	474,683	14.8%
Capital Outlay	-	81,000	81,000	-	(81,000)	N/A
TOTAL	\$5,253,905	\$6,414,698	\$6,552,551	\$6,849,211	\$434,422	6.8%
EUGENE						
ADMINISTRATIVE SERVICES						
Personnel Services	\$2,868,534	\$2,925,710	\$2,925,710	\$2,972,002	\$46,292	1.6%
Materials & Services	1,135,274	1,169,578	1,169,578	1,191,006	21,428	1.8%
TOTAL	\$4,003,808	\$4,095,288	\$4,095,288	\$4,163,008	\$67,720	1.7%
BENEFICIAL REUSE SITE						
Personnel Services	\$368,698	\$376,047	\$376,047	\$381,997	\$5,950	1.6%
Materials & Services	113,228	116,649	116,649	118,786	2,137	1.8%
TOTAL	\$481,926	\$492,696	\$492,696	\$500,783	\$8,087	1.6%
BIOCYCLE FARM						
Personnel Services	\$344,957	\$0	\$0	\$423,345	\$423,345	N/A
Materials & Services	367,764	-	0	1,312,199	1,312,199	N/A
TOTAL	\$712,721	\$0	\$0	\$1,735,544	\$1,735,544	N/A
BIOSOLIDS MANAGEMENT						
Personnel Services	\$1,255,558	\$1,652,841	\$1,652,841	\$1,678,993	\$26,152	1.6%
Materials & Services	1,113,489	1,496,803	1,856,803	1,524,227	27,424	1.8%
TOTAL	\$2,369,047	\$3,149,644	\$3,509,644	\$3,203,220	\$53,576	1.7%
EWEB ADMINISTRATION						
Materials & Services	844,662	946,180	946,180	-	(946,180)	N/A
TOTAL	\$844,662	\$946,180	\$946,180	\$0	(\$946,180)	N/A
INDUSTRIAL PRETREATMENT						
Personnel Services	\$765,553	\$780,812	\$780,812	\$793,166	\$12,354	1.6%
Materials & Services	252,522	260,152	260,152	264,918	4,766	1.8%
TOTAL	\$1,018,075	\$1,040,964	\$1,040,964	\$1,058,084	\$17,120	1.6%
REGIONAL PUMP STATIONS						
Personnel Services	\$324,380	\$330,846	\$330,846	\$336,081	\$5,235	1.6%
Materials & Services	367,337	378,437	378,437	385,371	6,934	1.8%
TOTAL	\$691,718	\$709,283	\$709,283	\$721,452	\$12,169	1.7%
RENEWABLE NATURAL GAS						
Personnel Services	\$137,089	\$0	\$0	\$168,132	\$168,132	N/A
Materials & Services	389,938	-	0	392,565	392,565	N/A
TOTAL	\$527,027	\$0	\$0	\$560,697	\$560,697	N/A
TREATMENT PLANT						
Personnel Services	\$5,793,562	\$6,083,379	\$6,083,379	\$6,726,964	\$643,585	10.6%
Materials & Services	4,011,934	4,547,193	4,846,619	4,081,828	(465,365)	-10.2%
Capital Outlay	613,197	120,000	749,420	-	(120,000)	N/A
TOTAL	\$10,418,693	\$10,750,572	\$11,679,418	\$10,808,792	\$58,220	0.5%
TOTAL EUGENE						
Personnel Services	\$11,858,332	\$12,149,635	\$12,149,635	\$13,480,680	\$1,331,045	11.0%
Materials & Services	8,596,149	8,914,992	9,574,418	9,270,900	355,908	4.0%
Capital Outlay	613,197	120,000	749,420	-	(120,000)	N/A
TOTAL	\$21,067,678	\$21,184,627	\$22,473,473	\$22,751,580	\$1,566,953	7.4%
TOTAL REGIONAL BUDGET	\$26,321,583	\$27,599,325	\$29,026,024	\$29,600,791	\$2,001,466	7.3%

NOTE: Does not include Major Rehabilitation, Equipment Replacement or Major Capital Outlay

EXHIBIT 4

REGIONAL WASTEWATER PROGRAM
BUDGET SUMMARY AND COMPARISON

	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27	CHANGE* INC(DEC)
OPERATING BUDGET				
Administration	\$6,414,698	\$6,552,551	\$6,849,211	\$434,513
Operations	21,184,627	22,473,473	22,751,580	1,566,953
Capital Contribution & Transfers	13,000,000	13,000,000	13,000,000	0
Equipment Replacement - Contribution	1,350,000	1,350,000	0	(1,350,000)
Operating & Revenue Bond Reserve	11,752,501	9,068,019	11,208,982	(543,519)
Debt Service	4,104,250	4,104,250	713,770	(3,390,480)
Total Operating Budget	\$57,806,076	\$56,548,293	\$54,523,543	(\$3,282,533)
<u>Funding:</u>				
Beginning Balance	\$11,197,488	\$7,585,871	\$7,919,479	(\$3,278,009)
User Fees & Septage	43,398,656	45,752,490	44,105,000	706,344
Other	3,209,932	3,209,932	2,578,123	(631,809)
Total Operating Budget Funding	\$57,806,076	\$56,548,293	\$54,602,602	(\$3,203,474)
CAPITAL PROGRAM BUDGET				
Glenwood Pump Station Upgrades	1,700,000	1,755,682	600,000	(1,100,000)
Waste Activated Sludge Thicken	6,250,000	6,500,000	-	(6,250,000)
Poplar Harvest Mgmt Services	-	-	-	-
Increase Digestion Capacity	-	-	-	-
Operations Maint Building Improvement	-	-	-	-
Facility Pln Eng Srvc 2015-2018	-	-	-	-
Decommission WPCF Onste Lagoon	-	-	-	-
Renewable Natural Gas Upgrades	-	-	-	-
Resiliency Planning	-	-	-	-
Class A Disinfection Facilitie	8,800,000	600,000	-	(8,800,000)
Recycled Water Demonstration	235,000	262,169	-	(235,000)
Aeration Basin Improvemnts-Phase 2	-	-	-	-
Comprehensive Facilities Plan	300,000	702,024	-	(300,000)
Tertiary Filtration - Phase 2	-	-	-	-
Admin Building Improvements	16,800,000	21,046,529	3,000,000	(13,800,000)
Resiliency Follow-up	500,000	678,080	2,000,000	1,500,000
Facility Plan Engineering Services	300,000	600,000	300,000	-
WPCF Stormwater Infrastructure	540,000	600,000	480,000	(60,000)
Water Quality Trading Program	9,300,000	9,843,109	2,100,000	(7,200,000)
Aeration Basin Upgrade 2023-26	35,300,000	36,202,723	13,000,000	(22,300,000)
Switchgear Transformer Replace	14,900,000	15,375,786	7,400,000	(7,500,000)
Owosso Bridge Upgrades	-	-	1,100,000	1,100,000
Repair Clarifiers Final Treatment	3,500,000	3,733,026	3,600,000	100,000
WPCF Boiler Upgrades	-	450,000	1,000,000	1,000,000
Biosolids Improvements Study	-	350,000	3,500,000	3,500,000
WPCF Storage	-	-	900,000	900,000
WPCF Thickening Upgrades	-	-	450,000	450,000
<u>Asset Management Expense:</u>				
Equipment Replacement Purchases	1,225,000	2,111,479	619,000	(606,000)
Major Rehab	1,030,000	1,445,775	1,230,000	200,000
Major Capital Outlay	-	207,730	980,000	980,000
Total Capital Projects	100,680,000	102,464,112	\$ 42,259,000	(\$58,421,000)
<u>Asset Management Funding:</u>				
Equipment Replacement	1,225,000	2,111,479	619,000	(606,000)
SDC Improvement Reserve	6,530,135	5,484,091	847,200	(5,682,935)
SDC Reimbursement Reserve	-	-	3,000,000	3,000,000
Capital Reserve	92,924,865	94,868,542	37,792,800	(55,132,065)
Total Capital Projects Funding	\$100,680,000	102,464,112	\$ 42,259,000	(\$58,421,000)

Note: * The Change compares the proposed FY 26-27 budget to the originally adopted FY 25-26 budget column.

BUDGET AND RATE HISTORY

The graphs on page 19 show the regional residential wastewater service costs over a 5-year period, and a 5-year Regional Operating Budget Comparison. Because the Equipment Replacement, Major Infrastructure Rehabilitation and Major Capital Outlay programs are managed in the Eugene Operating Budget, based on the size, type and budget amount of the project these programs are incorporated into either the 5-year Regional Operating Budget Comparison graph or the 5-Year Capital Programs graph on page 19. The Regional Wastewater Capital Improvement Programs graph on page 20 shows the expenditures over the recent five years in the MWMC's Capital Program and including Asset Management projects. A list of capital projects is located in Exhibit 13 on page 52.

As shown on the Regional Residential Sewer Rate graph on page 19, regional sewer user charges have incrementally increased to meet the revenue requirements necessary to fund facility improvements as identified in the 2004 MWMC Facilities Plan. This Plan and the subsequent 2014 Partial Facilities Plan Update demonstrated the need for a significant capital investment in new and expanded facilities to meet environmental performance requirements and capacity to serve the community.

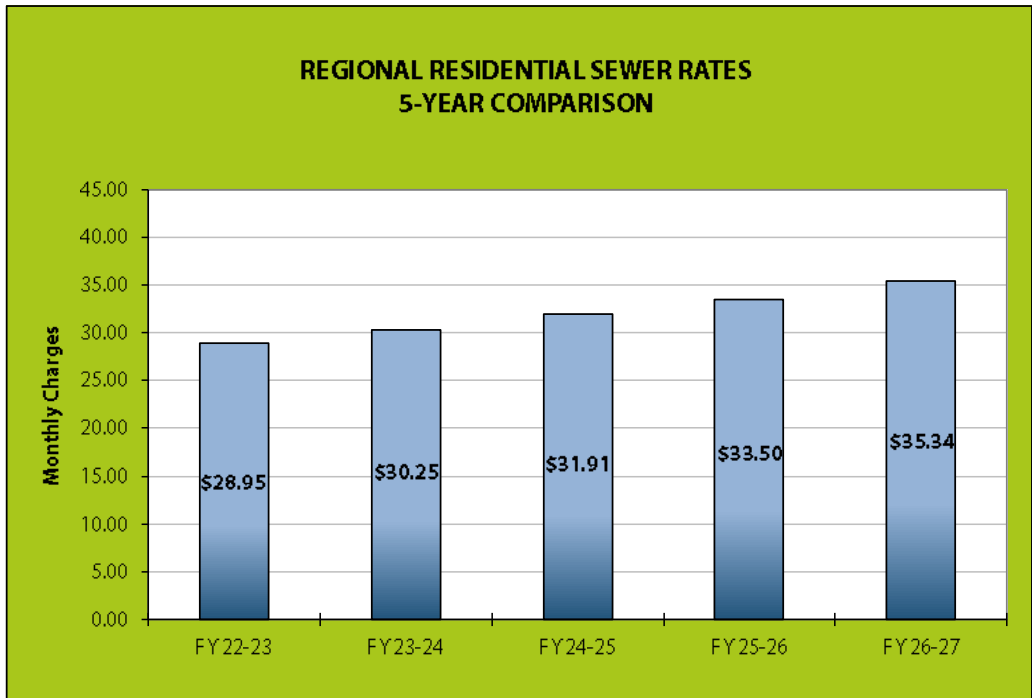
On November 1, 2022, the Department of Environmental Quality (DEQ) issued a National Pollutant Discharge Elimination System Permit (NPDES). Although a portion of these capital improvements can be funded through system development charges (SDCs), much of the funding for capital improvements over the approximately 5-year period will come from user charges. This has become a major driver of the MWMC's need to increase sewer user rates, moderately and incremental on an annual basis.

The National Association of Clean Water Agency (NACWA) publishes an annual Cost of Clean Water Index, which indicates the national average charges for wastewater services. The index includes average wastewater charges by Environmental Protection Agency (EPA) regions. Of the EPA regions, Region 10, which includes Oregon, Washington, Idaho and Alaska, reflects the second highest wastewater expenses nationwide, based on demographics, geography, regulatory requirements, and a range of other issues. Within Region 10, the annual change in the cost of clean water index reflected a 4.86% average increase over the past 5 years.

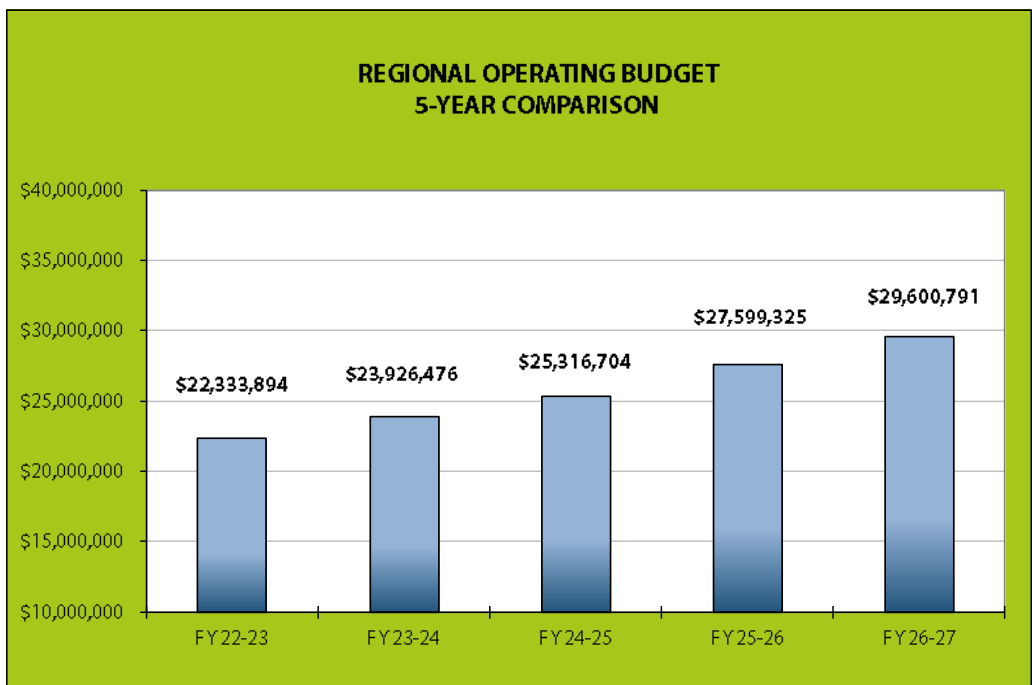
In FY 25-26 the MWMC regional user rates increased by 5% over the prior year rates. The FY 26-27 Budget is based on a 5.5% user rate increase over the FY 25-26 rates. This increase will provide for Operations, Administration, Capital programs, reserves and debt service, continuing to meet capital and operating requirements and supporting the Commission's Financial Plan policies, as well as financially positioning for future investments in capital assets.

The following chart displays the regional component of a residential monthly bill when applying the base and flow rates to 5,000 gallons of wastewater treated, which includes a 5.5% or about \$1.84 increase effective July 1, 2026.

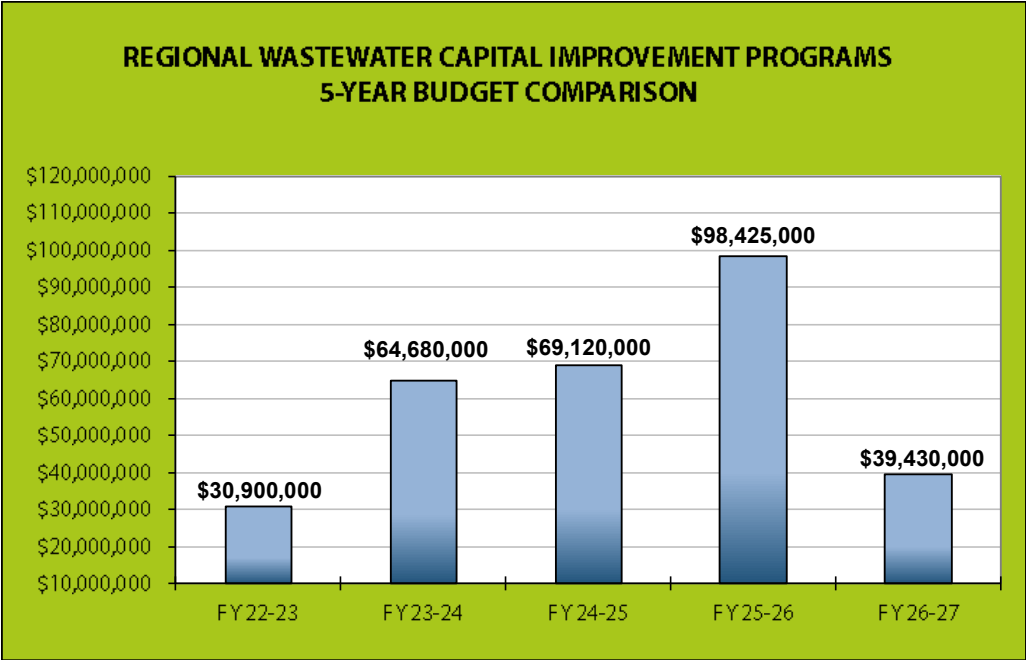
The graph below displays the regional component of a residential monthly bill, when applied to 5,000 gallons of wastewater treated for the recent 5-year period.



The graph below displays the Regional Operating Budget amounts for the recent 5-year period.



The graph below displays the Regional Wastewater Capital Improvement Program Budget amounts for the recent 5-year period.



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RESERVE FUNDS

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**REGIONAL WASTEWATER PROGRAM
RESERVES**

The RWP maintains reserve funds for the dedicated purpose to sustain stable rates while fully funding operating and capital needs. Commission policies and guidance, which direct the amount of reserves appropriated on an annual basis, are found in the MWMC Financial Plan. Further details on the FY 26-27 reserves are provided below.

OPERATING RESERVES

The MWMC Operating Budget includes six separate reserves: the Working Capital Reserve, Contingency Reserve (historically called the Rate Stability Reserve), Bond Rate Stabilization Reserve, State Revolving Fund (SRF) Reserve, Insurance Reserve and the Operating Reserve. Revenues are appropriated across the reserves in accordance with Commission policy and expenditure needs. Each reserve is explained in detail below.

WORKING CAPITAL RESERVE

The Working Capital Reserve acts as a revolving account that is drawn down and replenished on a monthly basis to provide funds for payment of Springfield Administration and Eugene Operations costs prior to the receipt of user fees from the Springfield Utility Board and Eugene Water and Electric Board. The Working Capital Reserve is set at \$700,000 for FY 26-27. Springfield Finance granted permission to close out the \$200,000 for the Springfield portion of the Working Capital Reserve.

CONTINGENCY RESERVE (RATE STABILITY RESERVE)

The Rate Stability Reserve was established to implement the Commission's objective of maintaining stable rates. It is intended to hold revenues in excess of the current year's operating and capital requirements for use in future years, in order to avoid potential rate spikes. The amount budgeted on an annual basis has been set at \$2 million, with any additional net revenues being transferred to the capital reserve for future projects. This reserve is being renamed to the Contingency Reserve for the FY 26-27 Proposed Budget due to the Contingency Reserve offering additional flexibility to address Supplemental Budget needs.

BOND RATE STABILIZATION RESERVE

The Bond Rate Stabilization Reserve contains funds to be used at any point in the future when net revenues are insufficient to meet the bond covenant coverage requirement. The Commission shall maintain the Bond Rate Stabilization account as long as bonds are outstanding. In FY 26-27 no additional contribution to this reserve is budgeted and the balance at June 30, 2026, will remain at \$2 million.

CLEAN WATER STATE REVOLVING FUND (SRF) RESERVE

The Clean Water SRF Reserve was established to meet revenue coverage requirements for SRF loans. The SRF Reserve is set at \$50,000 for FY 26-27.

INSURANCE RESERVE

The Insurance Reserve was established to set aside funds to cover the insurance deductible amount for property and liability insurance coverage, for losses per occurrence. The Insurance Reserve is set at \$1.5 million for FY 26-27.

OPERATING RESERVE

The Operating Reserve is used to account for accumulated operating revenues net of operating expenditures (including other reserves). The Commission’s adopted policy provides guidelines to establish the Operating Reserve at a minimum target of two months expenses. For FY 26-27, the Operating Reserve is budgeted at \$4,958,982, which includes approximately two months of total Personnel Services, Materials and Services, and Capital Outlay in accordance with Commission policy.

EXHIBIT 5

OPERATING FUND	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27
Resources			
Beginning Balance	\$ 11,197,488	\$ 7,585,871	7,838,507
User Fee Revenue	42,651,000	45,004,834	43,200,000
Septage Revenue	747,656	747,656	905,000
Other Revenue	1,248,772	1,248,772	1,201,156
Interest	330,000	330,000	335,000
RNG & RINS Credits Revenue	1,604,502	1,604,502	1,015,000
Transfer from Reimbursement SDCs	26,658	26,658	28,880
Transfer from Bond Capital			
Requirements			
Personnel Services	15,267,616	15,267,616	16,639,400
Materials & Services	12,211,709	12,927,988	12,961,391
Capital Outlay	120,000	830,420	-
Interfund Transfers	14,350,000	14,350,000	13,000,000
Debt Service - SRF Loan	102,250	102,250	101,760
Debt Service - 2016 Revenue Bond	4,002,000	4,002,000	612,010
Working Capital	900,000	900,000	700,000
Insurance Reserve	1,500,000	1,500,000	1,500,000
SRF Loan Reserve	50,000	50,000	50,000
Contingency, formerly Rate Stability Reserve	2,000,000	2,000,000	2,000,000
Bond Rate Stabilization Reserve	2,000,000	2,000,000	2,000,000
Operating Reserve	5,302,501	2,618,019	4,958,982

CAPITAL RESERVES

The MWMC Capital Budget includes four reserves: the Equipment Replacement Reserve, SDC Reimbursement Reserves, SDC Improvement Reserves, and the Capital Reserve. These reserves accumulate revenue to help fund capital projects including equipment replacement and major rehabilitation. They are funded by annual contributions from user rates, SDCs, and loans. Each reserve is explained in detail below.

ASSET MANAGEMENT RESERVE

The Equipment Replacement Reserve is being renamed as the Asset Management Reserve and accumulates replacement funding for the following types of equipment: 1) major/stationary equipment items with an original cost over \$10,000, or federal grant threshold, whichever is greater with life expectancy greater than one year; 2) fleet vehicles maintained by the Eugene Wastewater Division; 3) computer servers that serve the Eugene Wastewater Division; and 4) Major Rehabilitation work. There will be no contributions to the Asset Management Reserve in the FY 26-27 year, additional budget details are provided below.

The Asset Management Reserve is intended to accumulate funds necessary to provide for the timely replacement or rehabilitation of equipment, and may also be borrowed against to provide short-term financing of capital improvements. An annual analysis is performed on the Asset Management Reserve. Estimates used in the analysis include replacement costs, and projected useful lives for the equipment. A new methodology for calculating the Asset Management Reserve was developed for the FY 26-27 budget that accounts for procurement delay tolerance as well as a five-year weighted distribution.

	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27
ASSET MANAGEMENT RESERVE			
Beginning Balance	\$14,695,938	\$14,885,148	\$14,678,052
Annual Equipment Contribution	1,350,000	1,350,000	-
Interest	601,085	601,085	550,817
Equipment Purchases	(1,225,000)	(2,111,479)	(619,000)
Funding For Major Rehabilitation			(1,230,000)
Equipment Replacement Reserve	\$15,422,023	\$14,724,754	\$13,379,869

SYSTEM DEVELOPMENT CHARGE (SDC) RESERVES

SDCs are required as part of the MWMC IGA. They are connection fees charged to new users to recover the costs related to system capacity, and are limited to funding Capital Programs. The purpose of the SDC Reserves is to collect and account for SDC revenues separately from other revenue sources, in accordance with Oregon statutes. The Commission’s SDC structure includes a combination of “Reimbursement” and “Improvement” fee components. Estimated SDC revenues for FY 26-27 are approximately \$2,265,000. The projected beginning SDC Reserve balance on July 1, 2026 is \$15,117,575.

	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27
REIMBURSEMENT SDC RESERVE			
Beginning Balance	\$2,942,064	\$2,844,177	\$3,200,698
Reimbursement SDCs Collected	270,000	270,000	265,000
Interest	121,727	121,727	72,900
SDC Compliance Charge	7,000	7,000	7,000
Transfer to Fund 612	(26,658)	(26,658)	(28,880)
Materials & Services	(4,000)	(4,000)	(4,000)
Funding for Capital Improvement Projects	-	-	(3,000,000)
Reimbursement SDC Reserve	\$3,310,133	\$3,212,246	\$512,718

	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27
IMPROVEMENT SDC RESERVE			
Beginning Balance	\$12,909,736	\$13,715,169	\$11,916,877
Improvement SDCs Collected	2,500,000	2,500,000	2,000,000
Interest	432,528	432,528	500,143
Materials & Services	(10,000)	(10,000)	(10,000)
Funding for Capital Improvement Projects	(6,530,135)	(5,484,091)	(847,200)
Improvement SDC Reserve	9,302,128	\$11,153,606	\$13,559,820

CAPITAL RESERVE

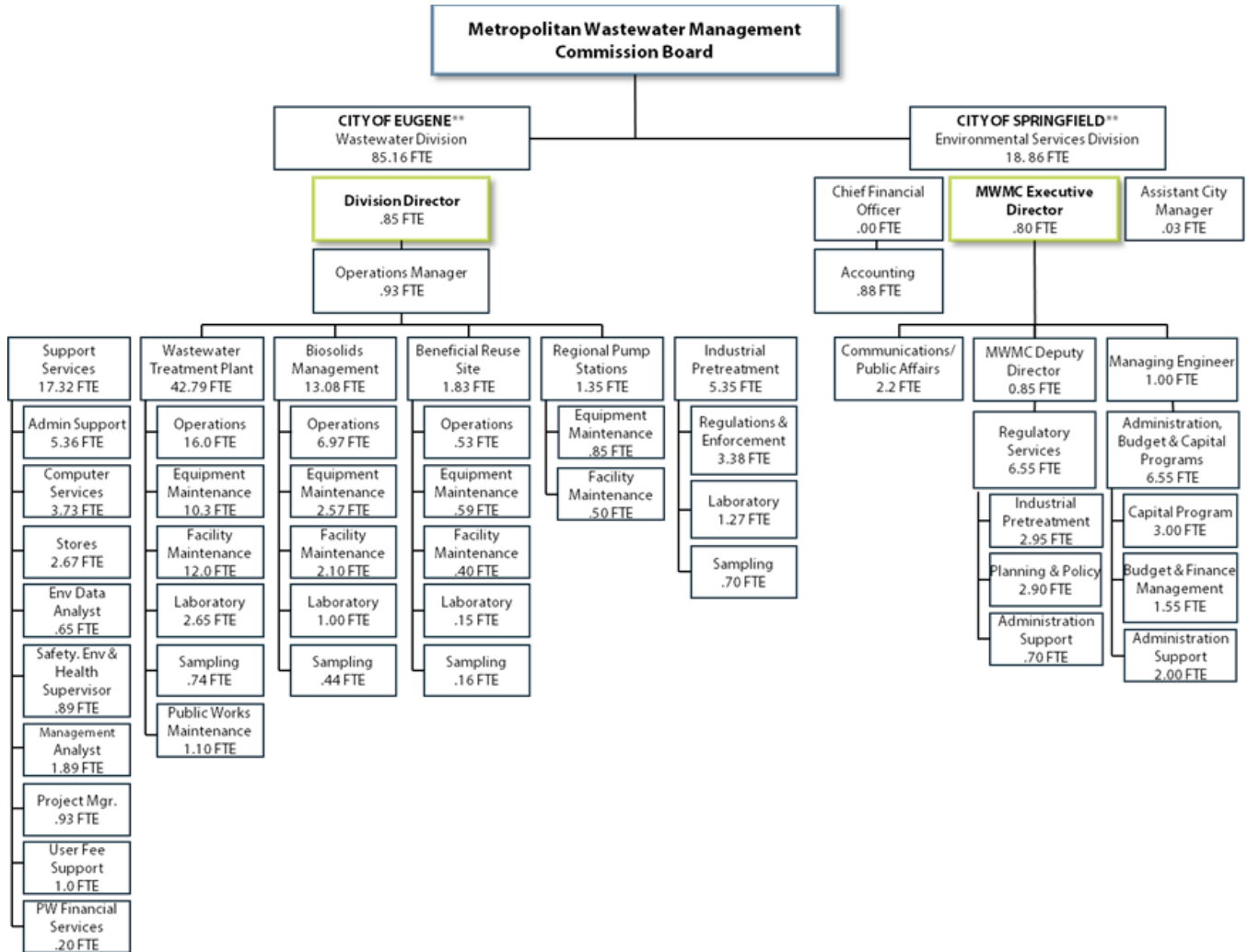
The Capital Reserve accumulates funds transferred from the Operating Reserve for the purpose of funding the CIP and Major Capital Outlay costs. The intent is to collect sufficient funds over time to construct a portion of planned capital projects with cash in an appropriate balance with projects that are funded with debt financing. The FY 26-27 Budget includes a contribution from the Operating Reserve of \$13,000,000. The beginning balance on July 1, 2026, is projected to be \$66,118,277. Additional budget detail on the CIP, Major Capital Outlay and Major Rehabilitation Program reserves is provided below.

	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27
CAPITAL RESERVES			
Beginning Balance	\$81,369,780	\$90,123,735	\$66,118,277
Transfer from Operating Reserve	13,000,000	13,000,000	13,000,000
Interest	1,644,661	1,644,660	2,176,141
Other Income	100	100	100
Funding For Capital Improvement Projects	(91,894,865)	(93,215,037)	(35,582,800)
Funding For Major Rehabilitation	(1,030,000)	(1,445,775)	-
Funding For Major Capital Outlay	-	(207,730)	(980,000)
Capital Projects Reserve	\$3,089,676	\$9,899,953	\$44,731,718

STAFFING

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EXHIBIT 6
REGIONAL WASTEWATER PROGRAM*
ORGANIZATION CHART FY 26-27



Notes:

* Full-Time Equivalent (FTE) figures represent portions of Eugene and Springfield staff funded by regional wastewater funds.

** The chart represents groups of staff dedicated to program areas rather than specific positions.

EXHIBIT 7

REGIONAL WASTEWATER PROGRAM
POSITION SUMMARY

CLASSIFICATION	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27	FTE CHANGE
SPRINGFIELD ENVIRONMENTAL SERVICES & FINANCE				
Accountant	0.80	0.80	0.80	-
Accounting Manager	0.08	0.08	0.08	-
Administrative Specialist	2.70	2.70	2.70	-
Assistant City Manager	0.03	0.03	0.03	-
Civil Engineer	2.00	2.00	2.00	-
Design & Construction Coordinator	1.00	1.00	1.00	-
Deputy Division Director	0.80	0.80	0.85	0.05
Environmental Analyst	1.00	1.00	1.00	-
Environmental Management Analyst	0.90	0.90	0.90	-
Environmental Services Program Manager	0.80	0.80	0.80	-
Environmental Services Supervisor	1.95	1.95	1.95	-
Environmental Services Technician	2.00	2.00	2.00	-
ESD Division Director/MWMC Executive Officer	0.80	0.80	0.80	-
Management Analyst	0.75	0.75	0.75	-
MWMC Managing Engineer	1.00	1.00	1.00	-
Public Information & Education Analyst	2.00	2.00	2.00	-
Public Information & Education Intern	0.00	0.00	0.20	0.20
TOTAL SPRINGFIELD	18.61	18.61	18.86	0.25

EXHIBIT 7 (Continued)

REGIONAL WASTEWATER PROGRAM
POSITION SUMMARY

CLASSIFICATION	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27	FTE CHANGE
EUGENE WASTEWATER DIVISION & OTHER PW				
Administrative Specialist	0.95	0.95	0.95	-
Administrative Specialist, Sr	1.78	1.78	1.78	-
Application Support Technician, Sr	0.95	0.95	0.95	-
Application Systems Analyst 2	2.28	2.28	2.78	0.50
Custodian	2.00	2.00	2.00	-
Division Director	0.85	0.85	0.85	-
Environmental Compliance Specialist	4.64	4.64	4.64	-
Environmental Svs Supervisor (Lab, Sampling, ISC)	1.71	1.71	1.71	-
Facilities Project Manager	0.65	0.65	0.65	-
Finance & Administrative Manager	0.89	0.89	0.89	-
Laboratory Assistant	0.82	0.82	0.82	-
Laboratory Specialist	2.47	2.47	2.47	-
Laboratory Specialist, Sr	1.72	1.72	1.72	-
Maintenance Manager	0.93	0.93	0.93	-
Maintenance Mechanic	8.20	8.20	8.20	-
Maintenance Supervisor	2.88	2.88	2.88	-
Maintenance Worker	14.05	14.05	14.05	-
Management Analyst	2.67	2.67	2.67	-
Management Analyst, Sr	1.50	1.50	1.50	-
Operations Manager	0.93	0.93	0.93	-
Operations Supervisor (Plant and Residuals)	2.00	2.00	2.00	-
Operator (Plant and Residuals)	20.00	20.00	20.00	-
Operator, Process Controls Specialist	1.00	1.00	1.00	-
PW Engineering Associate	0.35	0.35	0.35	-
PW Heavy Equipment and CDL Trainer	0.18	0.18	0.18	-
PW Financial Services Manager	0.20	0.20	0.20	-
PW Utility Billing Coordinator	1.00	1.00	1.00	-
Supply Specialist	1.78	1.78	1.78	-
Systems Electrician	5.28	5.28	5.28	-
TOTAL EUGENE	84.66	84.66	85.16	0.50
GRAND TOTAL	103.27	103.27	104.02	0.75

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BUDGET DETAIL

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**CITY OF SPRINGFIELD
REGIONAL WASTEWATER PROGRAM RESPONSIBILITIES**

The City of Springfield manages administration services for the RWP under the Intergovernmental Agreement for the Metropolitan Wastewater Management Commission (MWMC). The programs maintained by Springfield to support the RWP are summarized below and are followed by Springfield’s regional wastewater budget summaries. Activities, and therefore program budgets, for the MWMC administration vary from year to year depending upon the major construction projects and special initiatives underway. A list of the capital projects Springfield staff will support in FY 26-27 is provided in Exhibit 12 on page 43.

- Program Responsibilities**
- Administration & Management
 - Financial Planning & Management
 - Long-Range Capital Project Planning
 - Project and Construction Management
 - Coordination between the Commission and governing bodies
 - Coordination and Management of:
 - Risk Management & Legal Services
 - Public Policy Issues
 - Regulatory and Permit Compliance
 - Public Information, Education and Outreach
 - Industrial Pretreatment Source Control
 - Customer Service

MWMC ADMINISTRATION

The Springfield Environmental Services Division (ESD) and Finance Department provide ongoing support and management services for the MWMC. The ESD Director serves as the MWMC Executive Officer and General Manager. Springfield provides the following administration functions: financial planning management, accounting and financial reporting; risk management and legal services; coordination and management of public policy; coordination and management of regulatory and permit compliance issues; coordination between the Commission and the governing bodies; long-range capital project planning and construction management; coordination of public information, education, and citizen involvement programs; sewer user customer service; and coordination and development of regional budgets, rate proposals, and revenue projections.

INDUSTRIAL PRETREATMENT (SOURCE CONTROL) PROGRAM

The Industrial Pretreatment Program is a regional activity implemented jointly by the Cities of Eugene and Springfield. The Industrial Pretreatment section of the ESD is charged with administering the program for the regulation and oversight of wastewater discharged to the sanitary collection system by industries in Springfield. This section is responsible for ensuring that these wastes do not damage the collection system, interfere with wastewater treatment processes, result in the pass-through of harmful pollutants to treated effluent or biosolids, or threaten worker health or safety.

This responsibility is fulfilled, in part, by the use of a permit system for industrial dischargers. This permit system, common to both Eugene and Springfield, implements necessary limitations on waste characteristics and establishes inspection, monitoring, and reporting requirements for documenting waste quality and quantity controls. The Industrial Pretreatment section is also responsible for locating new industrial discharges in Springfield and evaluating the impact of those discharges on the regional WPCF. The Industrial Pretreatment Program also addresses the wastewater discharges of some commercial/industrial businesses through the development and implementation of Pollution Management Practices. Pretreatment program staff also coordinates pollution prevention activities in cooperation with the Pollution Prevention Coalition of Lane County.

ACCOUNTING AND FINANCIAL REPORTING

Accounting and financial reporting services for the RWP are provided by the Accounting division in the Springfield Finance Department, in coordination with ESD. Springfield Accounting staff provides oversight of financial control systems, ensures compliance with all local, state and federal accounting requirements for MWMC including debt management and treasury management services. This division also assists ESD with preparation of the MWMC budget, capital financing documents, sewer user rates, and financial policies and procedures.

PROGRAMS AND SIGNIFICANT SERVICE/EXPENDITURE CHANGES

In FY 26-27, the City of Springfield will support the following major regional initiatives in addition to ongoing Commission administration and industrial pretreatment activities:

- Continue public information, education and outreach activities focused on the MWMC's Key Outcomes and Communication Plan objectives to increase awareness of the MWMC's ongoing efforts in maintaining water quality and a sustainable environment.
- Formulate Capital Financing strategies necessary to meet current debt obligations, prepare for additional debt financing, and ensure sufficient revenues in accordance with the MWMC Financial Plan.
- The MWMC's updated 20-year facilities plan is expected to be complete near the end of FY 25-26. This effort will inform the regional wastewater program's Capital Improvement Plan for the next several years and includes approximately \$350 million of work to meet regulatory requirements, maintain and replace existing assets, and build new facilities.
- Protect the Regional Wastewater Program (RWP) interests through participation in Association of Clean Water Agencies activities.
- Coordinate temperature Total Maximum Daily Load (TMDL) compliance through continued development and implementation of the thermal load mitigation strategy, including but not limited to a recycled water program.
- Continue participation with the Association of Clean Water Agencies and the Department of Environmental Quality on regulatory permitting strategies and the development of water quality trading rules.
- Implement resiliency planning to ensure protection of public health and safety following natural disasters such as earthquakes and floods.
- Planning operationally and financially to begin the MWMC's NPDES permit requirements, the DEQ permit was issued on November 1, 2022 and will expire on September 30, 2027.

BUDGET CHANGES FOR FY 26-27

The budget for Springfield Personnel Services, Materials and Services for FY 26-27 totals \$6,849,211 representing an overall increase of \$434,513 or 6.8% from the adopted FY 25-26 budget, as displayed in Exhibit 8 on page 31.

Personnel Services

Personnel Services totaling \$3,158,720 represents a FY 26-27 increase of \$40,739 or 1.3% above the originally adopted FY 25-26 budget. The notable changes are summarized below:

Staffing

The FY 26-27 staffing budget is proposed to increase by 0.25 Full Time Equivalents (FTE), from 18.61 FTE to 18.86 FTE in Springfield.

Regular Salaries and Overtime - \$2,022,199, an increase of \$30,119 or 1.5%

Salaries are based upon the negotiated management/labor contracts as approved by the Springfield City Council, and staffing levels.

Employee Benefits - \$751,558 an increase of \$5,769 or 0.8%

The employee benefits consist mainly of PERS/OPSRP retirement system costs, FICA and Medicare contributions.

Health Insurance - \$384,963, an increase of \$4,851 or 1.3%

The small increase is based on group claims experience and cost projections. Costs are calculated based on the number of employees.

Materials and Services

The Materials and Services budget total is \$3,690,491 in FY 26-27, representing an increase of \$474,774 or 14.8% above the adopted FY 25-26 budget. The notable changes are summarized below:

Billing & Collection Expense - \$1,359,000, an increase of \$432.00 or 46.6%

This expense includes contracted billing services for Eugene and Springfield utility billing services combined, as funded through the Springfield portion of the regional budget. The billing services provided by the Eugene Water and Electric Board (EWEB) increased significantly last year and represent most of the overall cost increase. To provide better transparency, Exhibit 9 has been updated to show Eugene and Springfield billing costs separately.

Property & Liability Insurance - \$626,000, an increase of \$42,800 or 7.3%

The \$42,800 increase reflects insurance on newly constructed infrastructure, the addition of a new cyber liability insurance policy and maintaining incremental increases on existing assets for property insurance coverage. Including services provided by the MWMC Agent of Record for property/liability coverage.

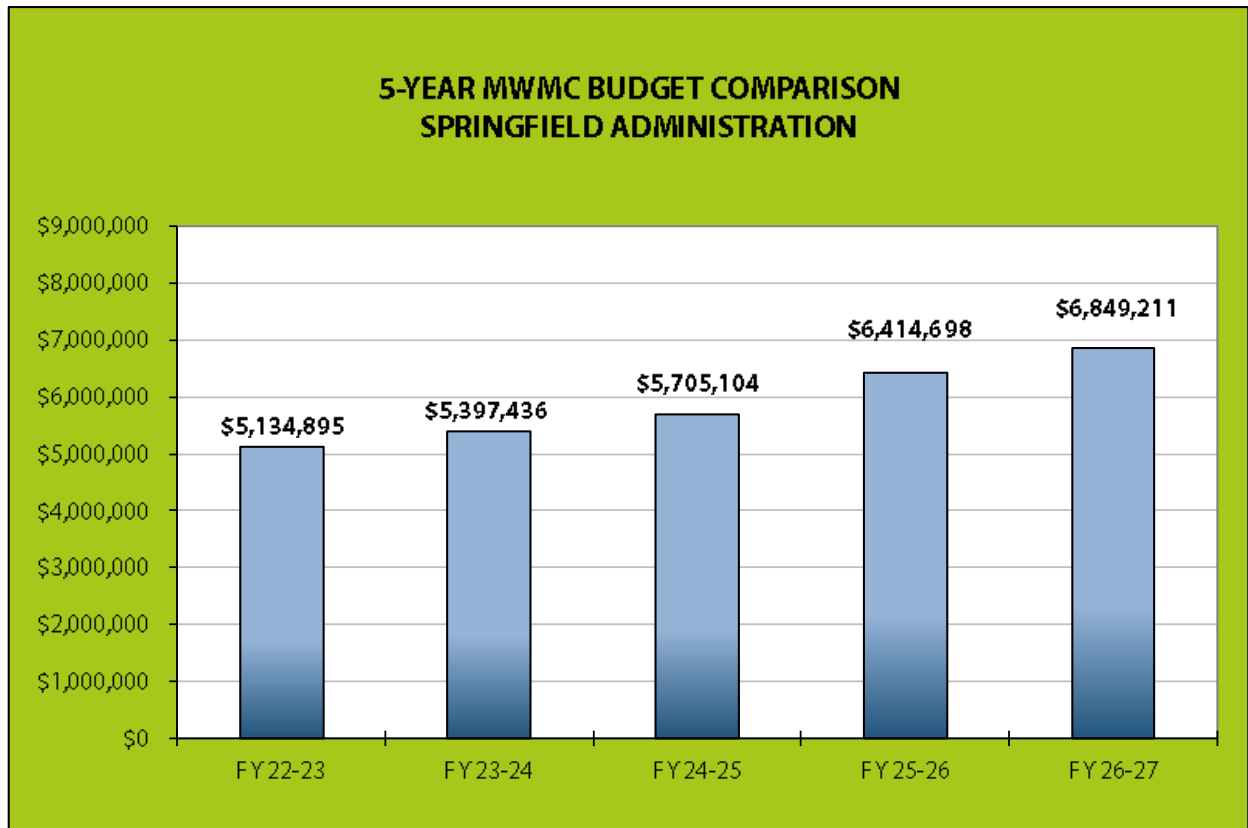
Internal & Indirect Charges Combined - \$663,917, a decrease of \$88,536 or -11.8%

The \$88,536 decrease is based on changes in overhead costs as programmed in the FY 26-27 budget, when compared FY 25-26. Internal charges are determined by the City of Springfield, and indirect costs are based on a methodology approved by the federal government, which is outlined in the MWMC Intergovernmental Agreement.

EXHIBIT 8

SPRINGFIELD ADMINISTRATION PROGRAM
PROPOSED FY 26-27
BUDGET SUMMARY

	ACTUALS FY 24-25	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27	CHANGE * INCR/(DECR)	
Personnel Services	\$2,532,592	\$3,117,981	\$3,117,981	\$3,158,720	\$40,739	1.3%
Materials & Services	2,721,472	3,215,717	3,353,570	3,690,491	474,774	14.8%
Capital Outlay	0	81,000	81,000	0	(81,000)	N/A
Budget Summary	\$5,254,064	\$6,414,698	\$6,552,551	\$6,849,211	\$434,513	6.8%



Note: * Change column compares the adopted FY 26-27 Budget to the adopted FY 25-26 Budget.

EXHIBIT 9

SPRINGFIELD ADMINISTRATION
LINE ITEM BUDGET SUMMARY

	ACTUALS FY 24-25	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27	CHANGE * INCR/(DECR)	
<u>PERSONNEL SERVICES</u>						
Regular Salaries	\$1,622,760	\$1,985,988	\$1,985,988	\$2,016,083	\$30,095	1.5%
Overtime	0	6,092	6,092	6,116	24	0.4%
Employee Benefits	572,835	745,789	745,789	751,558	5,769	0.8%
Health Insurance	336,997	380,112	380,112	384,963	4,851	1.3%
Total Personnel Services	\$2,532,592	\$3,117,981	\$3,117,981	\$3,158,720	\$40,739	1.3%
FTE	17.81	18.61	18.61	18.86	0.25	1.3%
<u>MATERIALS & SERVICES</u>						
Billing & Collection Expense EWEB	\$0	\$0	\$0	\$1,157,000	\$1,157,000	46.6%
Billing & Collection Expense SUB	\$825,888	\$927,000	\$927,000	\$202,000	-\$725,000	
Property & Liability Insurance	625,082	583,200	611,200	626,000	42,800	7.3%
Contractual Services	128,588	297,993	347,993	278,850	-19,143	-6.4%
Attorney Fees and Legal Expense	84,356	190,372	190,372	190,000	-372	-0.2%
WPCF/NPDES Permits	190,344	194,361	194,361	196,700	2,339	1.2%
Materials & Program Expense	154,172	186,938	246,791	281,022	94,084	50.3%
Computer Software & Licenses	28,124	20,407	20,407	26,032	5,625	27.6%
Employee Development	16,912	29,039	29,039	34,800	5,761	19.8%
Travel & Meeting Expense	19,450	33,954	33,954	34,170	216	0.6%
Internal Charges	236,693	276,123	276,123	293,679	17,556	-11.8%
Indirect Costs	411,863	476,330	476,330	370,238	-106,092	
Total Materials & Services	\$2,721,472	\$3,215,717	\$3,353,570	\$3,690,491	\$474,774	14.8%
<u>CAPITAL OUTLAY</u>						
Total Capital Outlay	\$0	\$81,000	\$81,000	\$0	-\$81,000	NA
TOTAL	\$5,254,064	\$6,414,698	\$6,552,551	\$6,849,211	\$434,513	6.8%

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**CITY OF EUGENE
REGIONAL WASTEWATER PROGRAM RESPONSIBILITIES**

The Wastewater Division for the City of Eugene manages all regional wastewater pollution control facilities serving the areas inside the Eugene and Springfield Urban Growth Boundaries under the Intergovernmental Agreement for the Metropolitan Wastewater Management Commission (MWWC). These regional facilities include the Eugene/Springfield Regional Water Pollution Control Facility (WPCF), the Biosolids Management Facility, the Beneficial Reuse Site, the Biocycle Farm Site, and regional wastewater pumping stations and transmission sewers.

- | |
|--|
| <p>Program Responsibilities</p> <ul style="list-style-type: none"> • Facility Operations • Facility Maintenance • Biosolids Management • Environmental Services • Management Information Services • Administration and Management |
|--|

In support of the water pollution control program, the division provides technical services for wastewater treatment, management of equipment replacement and infrastructure rehabilitation, biosolids land application, regional laboratory services, resource recovery operations, and regulatory services* (regional pretreatment) in collaboration with environmental services staff at City of Springfield.

*Regulatory Services was formerly referred to as Industrial Source Control (ISC).

REGIONAL WASTEWATER TREATMENT - FACILITY OPERATIONS

The Wastewater Division operates the WPCF to treat residential, commercial, and industrial wastes to achieve an effluent quality that protects the beneficial uses of the Willamette River. The operations section optimizes wastewater treatment processes to ensure effluent quality requirements are met in an efficient and cost effective manner. In addition, the operations section provides continuous monitoring of the alarm functions for all plant processes, regional and local pump stations, the Biosolids Management Facility (BMF), and the Beneficial Reuse Site (BRS).

REGIONAL WASTEWATER TREATMENT - FACILITY MAINTENANCE

The mechanical, electrical, and facilities maintenance sections of the Wastewater Division are responsible for preservation of the multi-million-dollar investment in the equipment and infrastructure of the WPCF, regional pump stations, pressure sewers, as well as the BMF, BRS, and Biocycle Farm. These sections provide a preventative maintenance program to maximize equipment life and reliability; a corrective maintenance program to repair unanticipated failures; and a facility maintenance program to maintain the buildings, treatment structures, and grounds.

BIOSOLIDS AND RECYCLED WATER MANAGEMENT

The Residuals Management section of the Wastewater Division operates the BMF and Biocycle Farm to process and land apply biological solids (biosolids) produced as a result of the activated sludge treatment of wastewater. After further processing the biosolids from the WPCF, the dried material is applied to approved agricultural land. Biosolids are also applied on poplar trees at the Biocycle Farm as a beneficial nutrient and soil conditioner. In addition, the residuals section utilizes recycled water for the processing of biosolids and for irrigation. This section also operates the BRS, which formerly served to treat wastewater from food processing operations.

ENVIRONMENTAL SERVICES

Environmental Services is comprised of Regulatory Services* (Pretreatment), Analytical Services, and Sampling Team.

Regulatory Services - The pretreatment program is a regional activity implemented jointly by the cities of Eugene and Springfield. The regulatory services group of the Wastewater Division is charged with administering the pretreatment program for the regulation and oversight of commercial and industrial wastewater discharged to the collection system by fixed-site industries in Eugene and by mobile waste haulers in the Eugene and Springfield areas. This group is also responsible for ensuring that these wastes do not damage the collection system, interfere with wastewater treatment processes, result in the pass-through of harmful pollutants to treated effluent or biosolids, or threaten worker health or safety.

This responsibility is fulfilled through the use of a permit and discharge authorization system for industrial and commercial users of the wastewater collection system. This permit system, common to both Eugene and Springfield, implements necessary prohibitions and limitations on waste characteristics and establishes inspection, monitoring, and reporting requirements for documenting waste quality and quantity controls. The staff is also responsible for locating new industrial and commercial discharges in Eugene and evaluating the impact of their discharges on the WPCF. The regulatory services section also has responsibilities related to environmental spill response activities.

*Regulatory Services was formerly referred to as Industrial Source Control (ISC).

Analytical Services - The Analytical Services group provides laboratory work and analysis in support of wastewater treatment, residuals management, industrial source control, stormwater monitoring, and special project activities of the Wastewater Division. The laboratory's services include sample handling and analyses of influent sewage, treated wastewater, biosolids, industrial wastes, stormwater, surface water, and groundwater. Information from the laboratory is used to evaluate the performance of the treatment processes, make treatment process control decisions, document compliance with regulatory requirements, demonstrate environmental protection, and ensure worker health and safety.

Sampling Team - The Sampling Team is responsible for sampling and field monitoring activities related to regional wastewater program functions. These include the Eugene pretreatment program, wastewater treatment process control, effluent and ambient water quality, groundwater quality, facultative sludge lagoons, biosolids, application site soils, stormwater samples, and natural gas quality samples.

MANAGEMENT INFORMATION SERVICES (MIS)

The MIS section provides services for electronic data gathering, analysis, and reporting in compliance with regulatory requirements and management functions. This section also maintains the business network communication linkages with the City of Eugene and supplies technical expertise and assistance in the selection, operation, and modification of computer systems (e.g., hardware, software, and firmware) within the division. This section fully supports the expanding operational network, capital improvement project (CIP) design, review, and implementation, and the expanding technology needs of the division.

ADMINISTRATIVE AND MANAGEMENT SERVICES

Administrative Services provides administrative, management, and office support to the Wastewater Division and Regional Wastewater Program (RWP). This support includes the general planning, directing, and managing of the activities of the division; development and coordination of budgets; administration of personnel records; and processing of payroll, accounts payable, and accounts receivable. This section also provides tracking and monitoring of all assets for the regional wastewater treatment facilities and support for reception, customer service, and other administrative needs. The administrative services include oversight and coordination of the division's Environmental Management System (EMS), safety, and training programs, and an inventory storeroom section that purchases and stocks parts and supplies and assists with professional services contracting. The administrative services section also collaborates and coordinates with partner agencies on the local and regional billing and rate activities.

PROGRAMS AND SIGNIFICANT SERVICE/EXPENDITURE CHANGES

In FY 26-27, Eugene staff will support the following major regional initiatives in addition to ongoing operations and maintenance activities.

- Manage the Operations & Maintenance (O&M) responsibilities of the NPDES wastewater discharge permit for the treatment of wastewater and the Lane Regional Air Protection Agency (LRAPA) air emissions permit for the regional wastewater treatment plant.
- Manage the O&M responsibilities of the Renewable Natural Gas (RNG) facility to maximize production of renewable fuel and the associated renewable fuel standard credits.
- Provide technical input and O&M assessments related to proposed/newly adopted environmental regulations, renewable energy objectives, and operational resiliency. This includes impact evaluations of the regulatory actions upon operational responsibilities such as the federal sanitary sewer overflows (SSO), blending policy development, Willamette River TMDLs implementation, and any newly adopted state water quality standards.
- Complete scheduled equipment replacement, major rehabilitation, and other asset management capital projects (AMCP) in an efficient and timely manner.
- Work cooperatively on CIP elements and effectively integrate capital project work with ongoing O&M activities with an emphasis on maintaining effective CIP coordination and management with Springfield staff.
- Manage the O&M aspects of the BMF and the Biocycle Farm, continuing biosolids land application practices and poplar tree management.

SIGNIFICANT CHANGES IN THE O&M BUDGET FOR FY 26-27

The FY 26-27 budget for Operations and Maintenance of the regional facilities totals \$22,751,580. The amount represents a grand total increase of \$1,566,953 or 7.4% over the adopted FY 25-26 operating budget. In each fiscal year the most significant cost centers for the Eugene O&M budget include regular wages and employee benefits, health insurance, utilities, materials and program expenses, chemicals, and contractual services. The significant changes for FY 26-27 are described in detail below.

Personnel Services

Personnel Services totaling \$13,480,680 represents an FY 26-27 increase of \$1,331,045 or 11%. The staffing level for Eugene O&M increased from 84.66 Full Time Equivalent (FTE) positions to 85.16 FTE at the start of FY 25-26 (July 1, 2025). The notable changes to Personnel Services are in the following line items:

Regular Salaries – \$8,006,207, a net increase of \$1,219,632 or 18%

Over the past three fiscal years, MWMC Board approved a total of 5.0 FTE, and staff had concurrently targeted cost reductions to the Personnel Services line items anticipating employee turnover, recruitment challenges, and an imperative to sustain only incremental increases to user fees during a period of new operating costs and higher inflation. To ensure that all FTE positions are fully budgeted, irrespective of employee turnover, the FY 26-27 budget includes full position funding for the added 5.0 FTE as approved.

Assumed Underspending – targeted reduction of -\$336,000

Cost savings due to vacant positions from employee turnover are anticipated to continue into spring 2027.

Employee Benefits – \$3,909,538, a net increase of \$290,338 or 8%

Realignment of employee benefits expense from the targeted reductions during the past three fiscal years for the approved 5.0 FTE positions. The employee benefits line item includes FICA, Medicare, PERS/OPSRP, deferred compensation, long-term disability, and life insurance.

Health Insurance – \$1,667,042, an increase of \$140,942 or 9.2%

Realignment of the planned health insurance expense for the 5.0 FTE positions added over the past three fiscal years.

0.50 FTE – \$82,500 for Application Systems Analyst 2

The 0.50 FTE for the ASA2 position was requested in the FY 2024-25 MWMC budget, as City of Eugene had planned for a greater technical support need from the Wastewater Division staff specific to systems administration for regional wastewater user fees. Due to ongoing complications with technical coordination between EWEB and City of Eugene for customer billing administration, this position has remained un-filled (vacant). Additionally, to reduce the impact on regional wastewater rate payers in FY 24-25 and FY 25-26, the funding for this position was intentionally omitted and is now fully included for FY 26-27.

Materials and Services

The Materials and Services (M&S) budget totaling \$9,270,900 represents an FY 26-27 increase of \$355,908 or 4%. In prior years, field management of the Biocycle Farm (aka Poplar Tree Farm) was included within the Capital Improvements Program (CIP) budget, which was transferred into Eugene O&M activity in FY 25-26. The most significant cost increase for FY 26-27 in the operating budget is for contracting specific to Biocycle Farm management. Other significant changes for M&S are described as follows:

Utilities – \$1,868,000, a net increase of \$175,860 or 10.4%

EWEB implemented rate changes for commercial users in February 2026, including 2.3% increase for electricity and 6.7% increase for water. Northwest Natural Gas implemented 5.4% rate increase in November 2025 and has planned for a significant 22.8% increase (subject to approval) for August 1, 2026. MWMC facilities are anticipated to consume more EWEB service in FY 26-27 due to several CIP construction projects at the WPCF and not realizing efficiencies from the projects until subsequent fiscal years. Natural gas usage is anticipated to remain on trend until the Boiler CIP project is completed (See P80121).

Contractual Services – \$1,461,200, a net increase of \$593,000 or 68.3%

This line item includes \$900,000 for Biocycle Farm management contracting, specifically for a scheduled poplar harvest from Management Unit #1 (MU1-South) at 76.9 acres, including harvest, field restoration, herbicide application, and replanting. Weather dependent, the harvest of MU1-North (at 79.1 acres) could also possibly occur within the FY 26-27 period as part of the 10-12 year contract for comprehensive farm management. All other costs for contractual services at MWMC facilities are planned to align with inflation.

Materials & Program Expense – \$1,250,400, a net increase of \$296,000 or 31%

Twenty-nine separate Eugene accounts comprise the Materials and Program Expense line item for routine O&M costs such as safety supplies, laboratory supplies, parts and services for the RNG system and the Engine Generator (800 KW CoGen), stock inventory, and other consumables. City of Eugene's monthly overhead charges for postage, printing, copiers, City-procured hardware and software are also aggregated into Materials and Program Expense. Supplemental budgets were approved in FY 24-25 and FY 25-26 predominantly to fund operating expenses for the RNG system and the landfilling of excess BMF sludge and struvite, and the planned increase for FY 26-27 is to align this line-item to actual expenses.

Administrative Charges EWEB – \$0, a net decrease of \$798,000 or -100%

Staff determined that this line item should not be included in the Eugene O&M budget, as the monthly charges are paid directly from the regional user-fee revenue passed through from City of Eugene to MWMC. EWEB Administrative Charges are programmed into the City of Springfield/MWMC financial system as a revenue transaction.

Risk Insurance-Employee Liability – \$109,000, a net increase of \$37,312 or 52%

This line item was previously targeted for underspending irrespective of City of Eugene Risk Services staff planning for an increase in premium expense for the 2527 Biennium (2-year budget). The increase for FY 26-27 is to align the budget to planned expenses.

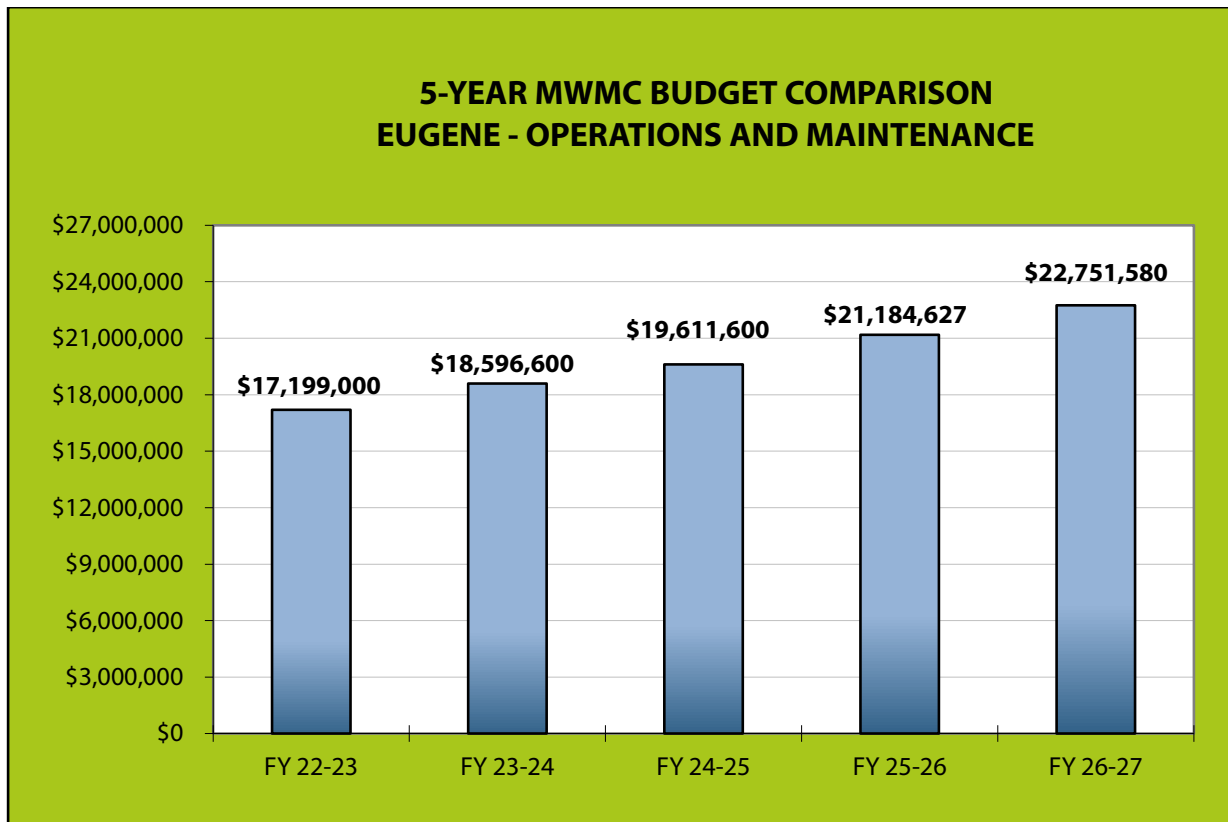
Computer Equipment – \$693,800, a net decrease of \$52,030 or -7%

Direct charges from City of Eugene's Information Services Division (ISD) billed monthly for the fiber-optic network service and support, PeopleSoft financial system, payroll processing, Microsoft Enterprise software, network security services, copier network service, and related ISD costs. Planned expenses have decreased in Eugene's 2527 Biennium (2-year budget) resulting in a decrease to this line item in FY 26-27 for Wastewater Division.

EXHIBIT 10

EUGENE - OPERATIONS AND MAINTENANCE PROGRAM
PROPOSED FY 26-27
BUDGET SUMMARY

	ACTUALS FY 24-25	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27	CHANGE * INCR/(DECR)	
Personnel Services	\$11,858,332	\$12,149,635	\$12,149,635	\$13,480,680	\$1,331,045	11.0%
Materials & Services	8,596,149	8,914,992	9,574,418	9,270,900	355,908	4.0%
Capital Outlay	613,197	120,000	749,420	0	(120,000)	N/A
Budget Summary	\$21,067,678	\$21,184,627	\$22,473,473	\$22,751,580	\$1,566,953	7.4%



NOTE: Does not include Major Rehabilitation or Equipment Replacement

EXHIBIT 11

EUGENE - OPERATIONS & MAINTENANCE
LINE ITEM BUDGET SUMMARY

	ACTUAL FY 24-25	ADOPTED BUDGET FY 25-26	AMENDED BUDGET FY 25-26	PROPOSED BUDGET FY 26-27	CHANGE INCR/(DECR)	
<u>PERSONNEL SERVICES</u>						
Regular Salaries	\$7,005,213	\$6,786,575	\$6,786,575	\$8,006,207	\$1,219,632	18.0%
Assumed Underspending - Vacancies	0	0	0	(336,000)	(\$336,000)	N/A
Overtime	74,830	78,000	78,000	78,000	-	0.0%
Employee Benefits	3,087,060	3,619,200	3,619,200	3,909,538	290,338	8.0%
Paid Family Med Leave Insurance	120	11,730	11,730	11,730	-	0.0%
Workers' Comp/Unemploy Ins	134,784	128,030	128,030	144,163	16,133	12.6%
Health Insurance	1,556,325	1,526,100	1,526,100	1,667,042	140,942	9.2%
Total Personnel Services	\$11,858,332	\$12,149,635	\$12,149,635	\$13,480,680	\$1,331,045	11.0%
FTE	83.86	84.66	84.66	85.16	0.50	0.6%
<u>MATERIALS & SERVICES</u>						
Utilities	\$1,701,170	\$1,692,140	\$1,692,140	\$1,868,000	\$175,860	10.4%
Fleet Operating Charges	590,863	575,699	575,699	598,900	23,201	4.0%
Maintenance-Equip & Facilities	314,702	307,345	307,345	319,600	12,255	4.0%
Contractual Services	561,063	868,200	868,200	1,461,200	593,000	68.3%
Materials & Program Expense	1,243,037	954,400	1,314,400	1,250,400	296,000	31.0%
Administrative Charges - EWEB	680,345	798,000	798,000	0	(798,000)	-100.0%
Chemicals	1,027,303	1,045,190	1,045,190	1,087,500	42,310	4.0%
Parts & Components	672,612	650,000	949,426	676,000	26,000	4.0%
Risk Insurance - Employee Liability	104,124	71,688	71,688	109,000	37,312	52.0%
Computer Equip, Supplies, Maint	657,148	745,830	745,830	693,800	(52,030)	-7.0%
Indirects	1,043,784	1,206,500	1,206,500	1,206,500	-	0.0%
Total Materials & Services	\$8,596,149	\$8,914,992	\$9,574,418	\$9,270,900	\$355,908	4.0%
<u>CAPITAL OUTLAY</u>						
Capital Outlay - Other	\$613,197	\$120,000	\$749,420	\$0	(\$120,000)	N/A
Total Capital Outlay	\$613,197	\$120,000	\$749,420	\$0	(\$120,000)	N/A
TOTAL	\$21,067,678	\$21,184,627	\$22,473,473	\$22,751,580	\$1,566,953	7.4%

CAPITAL PROGRAM

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**REGIONAL WASTEWATER PROGRAM
CAPITAL PROGRAMS**

Overview

The Regional Wastewater Program (RWP) includes two components: the Capital Improvement Program (CIP) and the Asset Management Capital Program (AMCP). The FY 26-27 CIP Budget, the FY 26-27 AMCP Budget, and the associated 5-Year Capital Plan are based on the following: 2004 MWMC Facilities Plan, 2014 Partial Facilities Plan Update, Resiliency Planning Study (Disaster Mitigation & Recovery Plan – March 2020), 2023 infrastructure evaluation, and 2025 information from project P80101 Facilities Planning work in progress.

The CIP is administered by the City of Springfield for the MWMC. The AMCP implements the projects and activities necessary to maintain functionality, lifespan, and effectiveness of the MWMC facility assets on an ongoing basis. The AMCP is administered by the City of Eugene and consists of three sub-categories:

- Equipment Replacement
- Major Rehabilitation
- Major Capital Outlay

The MWMC has established these capital programs to achieve the following RWP objectives:

- Compliance with applicable local, state, and federal laws and regulations
- Protection of the health and safety of people and property from exposure to hazardous conditions such as untreated or inadequately treated wastewater
- Provision of adequate capacity to facilitate community growth in the Eugene-Springfield metropolitan area consistent with adopted land use
- Construction, operation, maintenance, and management of MWMC facilities in a manner that is cost-effective, efficient, and affordable to the community in the short and long term

Capital Program Funding and Financial Planning Methods and Policies

This annual budget document presents the FY 26-27 CIP Budget, the FY 26-27 AMCP Budget, and 5-Year Capital Plan which includes the CIP and AMCP. The MWMC CIP financial planning and funding methods are in accordance with the financial management policies put forth in the MWMC 2019 Financial Plan.

Each of the two RWP capital programs relies on funding mechanisms to achieve the objectives described above. The CIP is funded primarily through Capital Reserves, which may include proceeds from revenue bond sales, financing through the State of Oregon DEQ Clean Water State Revolving Fund (SRF) loan program, grants, System Development Charges (SDC), user fee revenue, and transfers from the Operating Fund to Capital Reserves.

The RWP's Operating Fund is maintained to pay for operations, administration, debt service, equipment replacement contributions and capital contributions associated with the RWP. The Operating Fund derives most of its revenue from regional wastewater user fees that are collected by Eugene Water & Electric Board (EWEB) and the Springfield Utility Board (SUB) from their respective customers, passed through to the City of Eugene and City of Springfield, and ultimately to the MWMC. In accordance with the MWMC Financial Plan, funds remaining more than budgeted for operational expenditures can be transferred from the Operating Fund to the Capital Reserve. The Capital Reserve accumulates revenue to fund capital projects, including major rehabilitation, to reduce the amount of borrowing necessary to finance capital projects. In addition, the CIP is partially funded with System Development Charges for the projects that qualify.

The AMCP consists of three categories managed by the City of Eugene and funded through regional wastewater user fees. The *Equipment Replacement* account funds replacement of equipment valued at or over \$10,000 with a life expectancy greater than one year; the *Major Rehabilitation* account funds rehabilitation of the MWMC infrastructure such as roof replacements, structure coatings, etc.; and the *Major Capital Outlay* account is for the initial purchase of major equipment that will be placed on the equipment replacement list, or a one-time large capital expense. Some AMCP projects are scheduled in coordination with a CIP project due to the nature and complexity of the project scheduling. The MWMC assets are tracked throughout their lifecycle using asset maintenance management software. Based on this information, the AMCP annual budget is established and projected for the 5-Year Capital Plan.

For planning purposes, the MWMC considers market changes that drive capital project expenditures. Specifically, the MWMC capital plan reflects projected price changes over time that affect cost of materials, supply chain impacts, and services. In addition, City of Springfield staff and MWMC design consultants monitor construction trends in Oregon along with supply chain issues during the design phase.

Regional Wastewater Capital Program Status and Budget

CIP Project Status and Budget

The FY 26-27 CIP Budget is comprised of the individual budgets for each of the active (carryover) or starting (new) projects in the first year of the 5-Year Capital Plan. The total of these FY 26-27 project budgets is \$39,430,000. Each capital project represented in the FY 26-27 Budget is described in detail in a CIP project sheet that can be found at the end of this document. Each project sheet provides a description of the project, the project's purpose/driver (the reason for the project), the funding schedule for the project, and the project's estimated final cost and cash flow information. For those projects that are in progress, a short status report is included on the project sheet. In 2019, the MWMC Resiliency Planning consultant study focused on seismic (Cascadia magnitude 9.0 earthquake) and major flooding event(s) and recommended some infrastructure multi-year improvements for consideration during the CIP Budgeting process.

Completed Capital Projects

The following capital projects were completed or on hold in FY 25-26:

- Comprehensive Facility Plan Update - P80101
- Class A Disinfection Facilities - P80098
- Recycled Water Demonstration Projects - P80099
- Waste Activated Sludge Thickening - P80078

Carryover Capital Projects

All or a portion of remaining funding for active capital projects are carried forward to the MWMC FY 26-27 budget. The on-going carryover projects are:

- Aeration System Upgrades - P80113
- Administration/Operations Building Improvements - P80104
- Electrical Switchgear & Transformer Replacement - P80115
- Water Quality Trading Program - P80112
- Repair Clarifiers & Final Treatment - P80118
- Glenwood Pump Station Upgrade - P80064
- WPCF Stormwater Infrastructure - P80111
- Resiliency Follow-Up - P80109
- Facility Plan Engineering Services - P80110
- Biosolids Improvements Study – P80122
- WPCF Boiler Upgrades – P80121

Overall, the budgeting for these projects follows, and is consistent with, the estimated cost of the listed capital projects and new information gathered during the MWMC design development process.

New Projects for FY 26-27

- Owosso Bridge Upgrades – P80116
- WPCF Storage – P80123
- WPCF Thickening Upgrades – P80124

FY 26-27 Capital Budget Summary (Exhibit 12)

Exhibit 12 displays the adjusted budget and end-of-year expenditure estimates for FY 25-26, the amount of funding projected to be carried over to FY 26-27 and additional funding for existing and/or new projects in FY 26-27.

EXHIBIT 12**Summary of FY 26-27 Regional Capital Program Budget**

	FY 25-26 ADJUSTED BUDGET	FY 25-26 ESTIMATED ACTUALS	FY 25-26 CARRYOVER TO FY 26-27	NEW FUNDING FOR FY 26-27	TOTAL FY 26-27 BUDGET
Project to be Completed/Ended in FY 25-26					
Waste Activated Sludge Thickening	\$6,500,000	\$0	\$0	\$0	\$0
Comprehensive Facilities Plan Update	702,024	400,000	0	0	0
Class A Disinfection Facilities	600,000	40,000	0	0	0
Recycled Water Demonstration Projects	262,169	30,000	0	0	0
Projects to be Carried Over to FY 26-27					
Aeration System Upgrades (2023 to 2026)	36,202,723	8,702,723	13,000,000	0	13,000,000
Electrical Switchgear & Transformer Replacement	15,375,786	5,875,786	7,400,000	0	7,400,000
Repair Clarifiers & Final Treatment	3,733,026	683,026	3,050,000	550,000	3,600,000
Biosolids Improvements Study	350,000	150,000	200,000	3,300,000	3,500,000
Admin Building Improvements	21,046,529	18,046,529	3,000,000	0	3,000,000
Water Quality Trading Program	9,843,109	2,443,109	2,100,000	0	2,100,000
Resiliency Follow-Up	678,080	378,080	300,000	1,700,000	2,000,000
WPCF Boiler Upgrades	450,000	200,000	250,000	750,000	1,000,000
Glenwood Pump Station Upgrade	1,755,682	1,155,682	600,000	0	600,000
WPCF Stormwater Infrastructure	600,000	120,000	480,000	0	480,000
Facility Plan Engineering Services	600,000	300,000	300,000	0	300,000
New Projects in FY 26-27					
Owosso Bridge Upgrades	0	0	0	1,100,000	1,100,000
WPCF Storage	0	0	0	900,000	900,000
WPCF Thickening Upgrades	0	0	0	450,000	450,000
TOTAL Capital Projects	\$98,699,128	\$38,524,935	\$30,680,000	\$8,750,000	\$39,430,000

FY 26-27 Asset Management Capital Program and Budget

The AMCP consists of the following accounts, listed by category:

Summary of FY 26-27 MWMC Asset Management Budget

	FY 25-26 AMENDED BUDGET	FY 25-26 ESTIMATED ACTUALS	FY 25-26 CARRYOVER TO FY 26-27	NEW FUNDING FOR FY 26-27	TOTAL FY 26-27 BUDGET
Asset Management					
Equipment Replacement	2,111,479	2,100,831	TBD	619,000	619,000
Major Rehabilitation	1,445,775	1,407,000	TBD	1,230,000	1,230,000
Major Capital Outlay	207,730	207,000	TBD	980,000	980,000
TOTAL Asset Management	\$3,764,984	\$3,714,831	TBD	\$2,829,000	\$2,829,000

The AMCP budget is described below by category.

Equipment Replacement - Budget

The FY 26-27 Capital Programs budget includes \$619,000 in Equipment Replacement purchases that are identified on the table below.

Equipment Replacement	
Description	FY 26-27 Proposed Budget
Waste Heat Radiator, Digester	\$100,000
Annual Equipment Allocation, Digester Cleaning Pump, Actuators (x8)	100,000
Pickup Truck, Replace Chevrolet 2WD, Maintenance	65,000
Dilution Water Pump, Digesters	60,000
Digester Cleaning Pump, Digesters	50,000
Variable Frequency Drives (x6), Digester Mixers, Digesters	45,000
Electric Cart, GEM-EXLD, Facilities	35,000
Electric Cart, GEM, Operations	35,000
Actuator, Primary Diversion Gate, Pretreatment	33,000
Thickened Sludge Pump, Gravity Thickener	30,000
Transmission and Clutch Replacement, 10yd Dump Truck, Biosolids Management Facility (BMF)	29,000
Variable Frequency Drive, Dilution Water Pump, Digesters	15,000
Variable Frequency Drives (x2), Thickened Waste Activated Sludge Pump, Gravity Belt Thickener (GBT)	12,000
Variable Frequency Drives (x2), Waste Activated Sludge Pump, GBT	10,000
Total	\$619,000

Radiator, Digesters – This radiator removes excess heat from the hot water loop. After 7 years of exposure to H₂S gas, the heat exchanger has rusted and needs to be replaced. The other elements of the unit (i.e., frame, motor, fan) are still in good condition.

Annual Equipment Allocation – This allocation is for critical assets exposed to treatment conditions and high frequency usage that accelerate equipment wear. The digester cleaning pump needs to be replaced every 2-3 years due to the highly corrosive sludge and struvite pumped out of the digesters. The actuators at the Plant (x5) and BMF (x3) are obsolete, repair parts are unavailable, and the equipment will require immediate replacement upon failure.

Pickup Truck 2WD, Maintenance – This 20-year-old vehicle needs replacement given the multiple, reoccurring engine and accessory problems which Fleet Maintenance has been unable to repair.

Dilution Water Pump, Digesters – Installed in 1989, this pump is used to flush the digested sludge force main and slurry digester cleanings sent to BMF. It has been rebuilt multiple times and is now in need of full replacement.

Digester Cleaning Pump, Digesters – This pump is used to remove struvite, sand, and trash when cleaning a digester. It was previously rebuilt, and now both the rotor and stator need to be replaced.

Variable Frequency Drives (x6), Digester Mixers – These VFDs run the draft tube mixers on three of the four digesters. After 17 years of service, they have surpassed their service life.

Electric Cart, Facilities – This cart is used by Facility Maintenance staff at the treatment plant. It has operating control failures that make it unsafe to use.

Electric Cart, Operations – This cart is 9 years old and needs to be replaced with a model that better suits Operator needs when transporting samples and hand-held instruments.

Actuator, Primary Diversion Gate, Pretreatment – Installed in 2009, this actuator moves the large Primary Diversion Gate used during peak flow events. It has had multiple communication card failures which staff and the manufacturer have been unsuccessful in repairing.

Thickened Sludge Pump, Gravity Thickener – This pump transfers thickened sludge from the Gravity Thickener to the Digesters. It has required frequent, expensive rebuilds. After successfully working with a vendor on other pump replacements, staff intend to pilot test using a different style of pump.

Transmission and Clutch Replacement, Dump Truck, BMF – This dump truck is used at BMF to haul dewatered biosolids from the Dewatering Building to the Air Drying Beds. Rather than a complete replacement, just the transmission and clutch will be replaced.

Variable Frequency Drives, Digesters – Variable Frequency Drives (VFDs) associated with the dilution water pump.

Variable Frequency Drives (x2), Thickened Waste Activated Sludge Pump, GBT – These VFDs run the pump that transfers thickened waste activated sludge from the GBT to the Digesters. After 28 years of service, they have well exceeded their expected life, and parts have become difficult to find.

Variable Frequency Drives (x2), Waste Activated Sludge Pump, GBT – These VFDs operate the pumps that transfer waste activated sludge to the gravity belt thickener. These are similar in age to the VFDs for Thickened Waste Activated Sludge (TWAS) and parts are difficult to find.

Major Rehabilitation - Budget

The FY 26-27 Capital Programs budget includes \$1,230,000 for Major Rehabilitation projects that are identified on the table below.

Major Rehabilitation Projects	
Description	FY 26-27 Proposed Budget
Spot Repairs and Recoating, Clarifier Rake Arms (x2), Secondary Clarifiers	\$500,000
Waste Removal and Remediation, Brown Lane, BMF	250,000
Culvert Repair, Beneficial Reuse Site (BRS)	200,000
Culvert (New), BMF	120,000
Grout, Grit Collector/Head Cell Walls (x2), Pretreatment	110,000
Operations/Maintenance Building Improvements	50,000
Total	\$1,230,000

Spot Repairs, Recoating, Clarifier Rake Arms (x2), Secondary – After being in service for 20 years, the protective coating on the steel collector mechanism truss is failing and needing to be replaced.

Waste Removal and Remediation, Brown Lane – Brown Lane property has approximately 7,500 cubic yards of soil contaminated with hemlock, trash, and rock (up to 1-foot in size). Staff will solicit a neighbor willing to take the material or a local pit accepting excavation spoils. If landfilling is necessary, staff will re-evaluate and then potentially return to the Commission to request additional funding.

Culvert Repair, BRS – The Beneficial Reuse Site (BRS) has multiple culverts that pass stormwater across the borders of the property. Three of these have completely rusted and need to be replaced.

Culvert, BMF – Drainage of site stormwater is discharged to the north of the facility. Unfortunately, this flows across a main gravel road which becomes deeply flooded during the rainy season. This work would include regrading and installation of new culvert to safely convey stormwater under the gravel road.

Grout, Grit Collector/Head Cell Walls (x2), Pretreatment – The Head Cell collects grit screened from the wastewater as part of Pretreatment. Large portions of grout in the head cell walls directing flow through the units have failed and need to be replaced.

Operations/Maintenance Building Improvements – Allocation for small-scale facility improvements.

Major Capital Outlay

The FY 26-27 Capital Program budget includes \$980,000 for the Major Capital items listed below.

Major Capital Outlay	
Description	FY 26-27 Proposed Budget
Furniture, Media Equipment, Admin-Ops Building (upon P80104 completion)	\$365,000
Cathodic Protection Testing Well, Secondary Clarifiers	150,000
Generator, 180 kW, Regional	130,000
COD Analyzers (x2), Plant	80,000
Service Van (New), Electrical Maintenance	70,000
Moisture Analyzer, RNG	60,000
Wash Water Booster Tank System, Belt Filter Presses, BMF	50,000
Harmonic Filters, W2 Pumps, Final	45,000
Mobile Flood Lights w/Generator, Towed, Emergency Response	30,000
Total	\$980,000

Furniture, Media Equipment, Admin-Ops Building – Furnishings and media equipment for the larger building space and additional conference rooms once the Administration and Operations Building Project (P80104) is completed.

Cathodic Protection Testing Well, Secondary Clarifiers – A new testing well is needed to properly test the performance of the cathodic protection system on the secondary clarifiers. The well is used to obtain a reference conductivity of the surrounding soil.

Towed Generator, 180 kW, Regional Facilities – An additional regionally-owned generator sized to run almost all process areas in the plant and many of the pump stations.

COD Analyzers (x2), Plant – Carbonaceous Biochemical Oxygen Demand (CBOD is one of our NPDES permit parameters, but the test takes five days to return the result. Since Chemical Oxygen Demand (COD) is correlated with CBOD, a COD analyzer would provide real-time indication of likely CBOD values. This early notice would provide plant operators time to respond to any incoming constituent that may risk exceeding CBOD permit limits.

Service Van (New), Electricians – With the addition of FTE for electrical maintenance, a third service van is needed to allow staff to respond to multiple regional locations simultaneously (i.e., WPCF, BMF, pump stations).

Moisture Analyzer, RNG System – This analyzer is used to measure the moisture in the digester gas as it leaves the H2S filter vessels. The information is used to ensure there is sufficient water content in the filter media to maximize its life, thereby reducing downtime for media replacement.

Wash Water Booster Tank System, Belt Filter Presses – The current system design is prone to becoming air locked if not monitored closely. Installing a booster tank system would alert operators to make belt filter press adjustments early enough to prevent air locking.

Harmonic Filters, W2 Pumps, Final – The distance between the VFDs and W2 pumps is long, which results in harmonic frequencies that accelerate wear on the VFDs, conductors, and pump motors. The harmonic filters will remove this energy and prolong equipment life.

Mobile Flood Lights, Towed, Emergency Response – For use during power outages when other generators are deployed to keep the process equipment and pump stations operating, this enables staff to work more safely in the dark while restoring service.

Summary of FY 26-27 Asset Management Capital Program Budget

<u>Category of Capital Expense</u>	FY 26-27 Proposed Budget
Equipment Replacement	\$619,000
Major Rehabilitation	1,230,000
Major Capital Outlay	980,000
TOTAL	\$2,829,000

FY 27-28 Asset Management Capital Program Budget Planning

The AMCP consists of the following accounts, listed by category:

- Equipment Replacement
- Major Rehabilitation
- Major Capital Outlay

The AMCP budget planning (subject to change) is described below.

Equipment Replacement – Budget Forecast

The FY 27-28 Capital Programs budget includes \$1,230,000 in Equipment Replacement purchases that are identified in the table below.

Equipment Replacement	
Description	FY 27-28 Proposed Budget
Motor, HP300, Raw Sewage (x5), Willakenzie Pump Station (PS)	\$325,000
Motor Control Center, "A" and "B" Side (x2), Willakenzie PS	300,000
Irrigator, Center Pivot, BRS	200,000
Switchboard (x2), Willakenzie PS	200,000
Variable Frequency Drives (x2), Willakenzie PS	80,000
Trailer, 48' Lowboy, Facilities	65,000
Mercury Analyzer, MREX Low Level, ESB Metals Lab	40,000
Autoclave, Lab Wash, ESB	20,000
Total	\$1,230,000

Motor, HP300, Raw Sewage Pumps, Willakenzie PS – These motors power five pumps at Willakenzie pump station, which is the largest MWMC pump station, and conveys Springfield flow to the WPCF.

Motor Control Center (x2), Willakenzie PS – This is the original 1984 equipment that provides power to the pump motors.

Irrigator, Center Pivot, BRS – Damage from theft has resulted in the need to replace the wiring and controller.

Switchboard (x2), Willakenzie PS – This equipment switches between electrical power sources for the Willakenzie pump station.

Variable Frequency Drives (x2), Willakenzie PS – These are the two remaining VFDs that have been experiencing premature failure.

Trailer, 48' Lowboy, Facilities – This trailer is used to haul taller loads such as the dredge.

Mercury Analyzer, MREX Low Level, ESB – Mercury analyzer replacement is needed to keep analysis up to date with technology and technical support. Low level mercury analysis is required for the MWMC NPDES permit.

Autoclave, Lab Wash, ESB – Existing autoclave has recurring maintenance issues. Autoclave failure could possibly risk NPDES permit noncompliance. Autoclave sterilization is required for microbiological analysis, high level mercury digestion, and phosphorus digestion.

Major Rehabilitation – Budget Forecast

The FY 27-28 Capital Programs budget includes \$880,000 for Major Rehabilitation projects that are identified in the table below.

Major Rehabilitation Projects	
Description	FY 27-28 Proposed Budget
Spot Repairs and Recoating, Clarifier Rake Arms (x2), Secondary Clarifiers	\$500,000
Dome Exterior Coatings (x2), Sludge Holding Tanks	300,000
Operations/Maintenance Building Improvements	50,000
MWMC Construction Trailer, Interior Rehab, Plant	30,000
Total	\$880,000

Spot Repairs, Recoating, Clarifier Rake Arms (x2), Secondary – Periodic spot repairs to the coatings are necessary to continue to protect the steel structure.

Dome Exterior Coatings (x2), Sludge Holding Tanks – The exterior coating on the Sludge Holding Tanks is showing significant wear and needs to be repaired.

Operations/Maintenance Building Improvements – Allocation for small-scale facility improvements.

Interior Rehabilitation, MWMC Trailer, Plant – After twenty years of use, the trailer for Springfield construction management staff needs interior refurbishment (i.e., carpet, cupboards, partitions, doors).

Major Capital Outlay – Budget Forecast

The FY 27-28 Capital Program budget includes \$0 for the Major Capital items listed below.

Major Capital Outlay	
Description	FY 27-28 Proposed Budget
Total	\$0

Summary of FY 27-28 Asset Management Capital Program Budget Planning

<u>Category of Capital Expense</u>	FY 27-28 Proposed Budget
Equipment Replacement	\$1,230,000
Major Rehabilitation	880,000
Major Capital Outlay	0
TOTAL	\$2,110,000

5-Year Capital Plan (Exhibit 13)

For each fiscal planning cycle, only the first year of budget authority is appropriated. The remaining four years of the CIP and AMCP are important and useful for fiscal and work planning purposes. However, it is important to note that the funds in the outer years of the Capital Plan are only planned and not appropriated. For these multi-year contracts, unspent funds from the first fiscal year will typically be carried over to the next fiscal year until the project is completed. Accordingly, the RWP Capital Plan presented herein is a subsequent extension of the plan presented in the adopted FY 25-26 Budget that has been carried forward by one year to FY 26-27. Changes to the 5-Year Plan typically occur from year to year as more information becomes available and evaluated.

Exhibit 13 displays the MWMC 5-Year Capital Plan programs budget, which includes \$171,300,000 in planned capital projects and \$10,570,000 planned asset management capital projects for an overall 5-Year Capital Plan Budget of \$181,870,000.

EXHIBIT 13**Regional Wastewater 5-Year Capital Program**

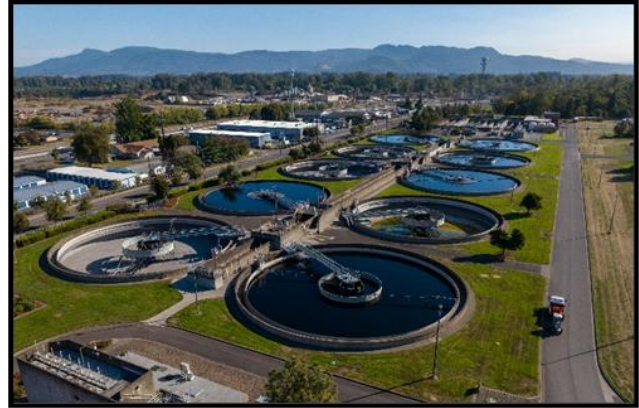
	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	TOTAL
MWMC CAPITAL PROJECTS						
Planning						
Facility Plan Engineering Services	\$300,000	\$300,000	\$200,000	\$200,000	\$220,000	\$1,220,000
Partial Facility Plan Update (NPDES 9/2027)		400,000	300,000			700,000
Conveyance Systems						
Owosso Bridge Upgrades	1,100,000	3,800,000	1,800,000	300,000		7,000,000
Glenwood Pump Station Upgrade	600,000					600,000
East Bank Interceptor (EBI) Repairs		500,000	800,000	1,700,000	3,000,000	6,000,000
Improvements at WPCF, BMF, etc.						
Aeration System Upgrades (2023 to 2026)	13,000,000	12,000,000	2,500,000			27,500,000
Electrical Switchgear & Transformer Replacement	7,400,000	2,100,000				9,500,000
Repair Clarifiers & Final Treatment	3,600,000	8,000,000	7,700,000	3,000,000		22,300,000
Biosolids Improvements Study	3,500,000	6,000,000	7,600,000	10,500,000	13,200,000	40,800,000
Administration Building Improvements	3,000,000					3,000,000
Water Quality Trading Program	2,100,000	2,000,000	1,900,000	1,300,000	100,000	7,400,000
Resiliency Follow-Up	2,000,000	2,000,000	3,000,000	7,000,000	3,000,000	17,000,000
WPCF Boiler Upgrades	1,000,000	700,000	700,000	100,000		2,500,000
WPCF Storage	900,000	2,500,000	2,400,000			5,800,000
WPCF Stormwater Infrastructure	480,000					480,000
WPCF Thickening Upgrades	450,000	1,850,000	2,800,000	2,200,000		7,300,000
Asphalt Repairs		900,000	2,400,000	2,200,000		5,500,000
BMF Storage		700,000	3,300,000			4,000,000
Pretreat Screw Pump MCC Changes		250,000	250,000	200,000		700,000
Study WPCF Septage Station		200,000				200,000
Connections for Emergency Generator			250,000			250,000
Cell Tower Evaluation			100,000			100,000
Study Fat-Oil-Grease (FOG) Receiving Station				350,000	100,000	450,000
Repair Aeration, Clarifiers, Outfall Control Structure					1,000,000	1,000,000
TOTAL CAPITAL PROJECTS	\$39,430,000	\$44,200,000	\$38,000,000	\$29,050,000	\$20,620,000	\$171,300,000
ASSET MANAGEMENT						
Equipment Replacement	619,000	1,230,000	306,000	820,000	185,000	3,160,000
Major Rehabilitation	1,230,000	880,000	700,000	3,620,000		6,430,000
Major Capital Outlay	980,000					980,000
TOTAL ASSET MANAGEMENT	\$2,829,000	\$2,110,000	\$1,006,000	\$4,440,000	\$185,000	\$10,570,000
MWMC TOTAL CAPITAL PROJECTS	\$42,259,000	\$46,310,000	\$39,006,000	\$33,490,000	\$20,805,000	\$181,870,000

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CAPITAL PROJECT DETAIL

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FACILITY PLAN ENGINEERING SERVICES (P80110)



Description: Engineering/technical/vendor services for analysis, project definition, cost estimating, design feedback, follow up approvals, and general consultation regarding the MWMC Facilities Plan follow up support. The related project P80090 for consultant services was closed out in FY 21-22.

Status: Pursuant to the issuance of the 2022 NPDES permit, MWMC representatives began updating the Facilities Plan under P80101 and will need follow up support via P80110 Facility Plan Engineering Services. As required by the NPDES permit #102486 (page 12 and 38) and before September 15, 2025, the MWMC completed the inspection of the treatment plant outfall system via P80110 funding.

Justification: Consultant services to provide ongoing technical and engineering services as needed after the MWMC Comprehensive Facilities Plan Update (P80101).

Project Driver: Ongoing engineering/technical/vendor services via P80110.

Project Trigger: Ongoing need.

Estimated Project Cost: \$1,520,000 (2025 to 2031)

Estimated Cash Flow: FY 25-26 = \$300,000; FY 26-27 = \$300,000; FY 27-28 = \$300,000; FY 28-29 = \$200,000; FY 29-30 = \$200,000; FY 30-31 = \$220,000

	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
EXPENDITURE/CATEGORY:								
Design/Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	0	300,000	300,000	300,000	200,000	200,000	220,000	1,520,000
Total Cost	\$0	\$300,000	\$300,000	\$300,000	\$200,000	\$200,000	\$220,000	\$1,520,000

OWOSSO BRIDGE SEISMIC UPGRADES (P80116)



Description: This project was identified in the Disaster Mitigation and Recovery Plan (March 2020). The MWMC owns the Owosso Bridge (constructed in 1982) and has infrastructure attached to the bridge. This project would provide seismic upgrades to the bridge.

Status: Under the MWMC project P80109 work related to the Owosso Bridge, the MWMC received a geotechnical seismic analysis consultant report dated June 23, 2022. In August 2022, an engineering consultant provided updated cost estimates for Owosso Bridge seismic retrofits. The MWMC submitted for grant funding but was not successful in 2025 for the P80116 design and construction project.

Justification: The MWMC’s facilities and wastewater conveyance/treatment services are integral to protection of the community and public health following a major disaster such as the anticipated Cascadia Subduction Zone Earthquake.

Project Driver: Cost effectively ensure reasonable recovery of MWMC’s core facilities and services following major disaster impacts after earthquake and/or flooding.

Project Trigger: Ongoing effort to address level of service recommendations/improvements from the Disaster Mitigation and Recovery Plan dated March 2020 (older project P80096).

Estimated Project Cost: \$7,000,000 (evaluate cost estimating during design development)

Estimated Cash Flow: FY 26-27 = \$1,100,000; FY 27-28 = \$3,800,000; FY 28-29 = \$1,800,000; FY 29-30 = \$300,000

<u>EXPENDITURE/CATEGORY:</u>	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Design/Construction	\$0	\$0	\$1,100,000	\$3,800,000	\$1,800,000	\$300,000	\$0	\$7,000,000
Other	0	0	0	0	0	0	0	0
Total Cost	\$0	\$0	\$1,100,000	\$3,800,000	\$1,800,000	\$300,000	\$0	\$7,000,000

GLENWOOD PUMP STATION UPGRADE (P80064)



Description: Expand Glenwood pump station capacity to accommodate growth and meet Oregon Department of Environmental Quality (DEQ) wastewater pump station design requirements. The pump station was designed with stalls for additional pumps. Two pumps were installed in 1995 with space for two additional pumps to be added when wastewater flow to the pump station increases with development of the Glenwood and Laurel Hill basins. In 2019, the P80096 Resiliency Planning study recommended onsite geotechnical evaluation and additional improvements.

Status: As of January 2026, the project is in the construction phase and the design consultant is reviewing construction submittals. P80064 construction completion is anticipated by October/November of 2026.

Justification: Additional pumping capacity will be required at this MWMC pump station to handle increasing flows in the Glenwood area (Springfield) and the Laurel Hill area (Eugene).

Project Driver: Oregon DEQ wastewater pump station redundancy requirements and 2019 Resiliency study recommendations.

Project Trigger: Information from 2023 onsite testing of existing pump/pipe system identified the need to upgrade the Glenwood pump station.

Estimated Project Cost: \$2,600,000

Estimated Cash Flow: FY 20-21 = \$1,426; FY 21-22 = \$43,259; FY 22-23 = \$106,469; FY 23-24 = \$155,812; FY 24-25 = \$537,352; FY 25-26 = \$1,155,682; FY 26-27 = \$600,000

	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
EXPENDITURE/CATEGORY:								
Design/Construction	\$844,318	\$1,155,682	\$600,000	\$0	\$0	\$0	\$0	\$2,600,000
Other	0	0	0	0	0	0	0	0
Total Cost	\$844,318	\$1,155,682	\$600,000	\$0	\$0	\$0	\$0	\$2,600,000

AERATION SYSTEM UPGRADES [2023-2026] (P80113)



Description: In 2020 and 2021, Brown and Caldwell evaluated the existing aeration systems and provided recommendations in January 2022 via project P80100. The P80113 project will implement the design and construction of additional upgrades/changes to the existing aeration systems by year 2028.

Status: As of January 2026, the construction notice to proceed was on June 24, 2025 and final completion is anticipated by end of 2028. Construction product/equipment submittals are being reviewed and processed back to the P80113 contractor (Pacific Excavation).

Justification: Update aging (1984) equipment/systems such as piping, electrical, communication technology, blowers, HVAC, and other components related to the aeration system which is part of the secondary treatment process.

Project Driver: Ongoing efforts to keep MWMC existing systems reliable and achieve required performance outcomes related to the National Pollution Discharge Elimination System (NPDES) permit #102486.

Project Trigger: Need to address aging aeration systems for reliability and performance upgrades.

Estimated Project Cost: \$40,000,000

Estimated Cash Flow: FY 22-23 = \$804,235; FY 23-24 = \$1,737,423; FY 24-25 = \$1,255,619; FY 25-26 = \$8,702,723; FY 26-27 = \$13,000,000; FY 27-28 = \$12,000,000; FY 28-29 = \$2,500,000

	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
EXPENDITURE/CATEGORY:								
Design/Construction	\$3,797,277	\$8,702,723	\$13,000,000	\$12,000,000	\$2,500,000	\$0	\$0	\$40,000,000
Other	0	0	0	0	0	0	0	0
Total Cost	\$3,797,277	\$8,702,723	\$13,000,000	\$12,000,000	\$2,500,000	\$0	\$0	\$40,000,000

ELECTRICAL SWITCHGEAR & TRANSFORMER REPLACEMENT (P80115)



Description: The main electrical switchgear at the Water Pollution Control Facility (WPCF) and Willakenzie Pump Station (WPS) were installed in 1983 during construction of the MWMC regional facilities. The purpose of the equipment is to take utility power and provide it to various process areas with the use of switches. Within the switchgear are medium voltage breakers to safely isolate the facility from the electricity provider (EWEB), as well as protect the utility from electrical faults at the site. This project will replace and upgrade the existing switchgears and medium voltage transformers.

Status: As of January 2026, the P80115 project is under construction with project completion anticipated by end of 2027. Two new transformers have been replaced.

Justification: The main electrical switchgear for the WPCF and the WPS have reached the end of their service life and need to be replaced. Several medium voltage (MV) transformers throughout both sites are in similar condition.

Project Driver: Main switchgear and MV transformers are of paramount importance to plant operations. Replacing switchgear is a major undertaking that involves large temporary power sources, specialized contractors, long equipment lead times, manufacturer field testing, and significant coordination to reduce disruption to plant operation.

Project Trigger: The September 2022 condition assessment, coupled with recent arcing events, has concluded the switchgear at the WPCF and WPS have reached the end of their useful life and need to be replaced, and it is anticipated that the MV transformers are not far behind.

Estimated Project Cost: \$17,000,000 (budget was reduced after construction bid received August 13, 2024)

Estimated Cash Flow: FY 22-23 = \$117,538; FY 23-24 = \$730,231; FY 24-25 = \$776,445; FY 25-26 = \$5,875,786; FY 26-27 = \$7,400,000; FY 27-28 = \$2,100,000

EXPENDITURE/CATEGORY:	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
	Years	Est. Act.						
Design/Construction	\$1,624,214	\$5,875,786	\$7,400,000	\$2,100,000	\$0	\$0	\$0	\$17,000,000
Other	0	0	0	0	0	0	0	0
Total Cost	\$1,624,214	\$5,875,786	\$7,400,000	\$2,100,000	\$0	\$0	\$0	\$17,000,000

REPAIR CLARIFIERS & FINAL TREATMENT (P80118)



Description: In 2023, condition assessment efforts found existing structures needing concrete rehabilitation and other repair work related to primary clarifiers #1 and #3 and the final treatment chlorine contact basins originally constructed in 1980 and 1983, respectively. This project will look for solutions to repair and/or replace existing concrete and other systems related to MWMC past construction contracts C2 (primary treatment) and C6 (final treatment).

Status: As of January 2026, the design consultant is creating the 90% design package for upcoming project team review and the design workshop is scheduled for February 12, 2026.

Justification: Need to continue fixing aging infrastructure based on existing conditions and risk.

Project Driver: Repair and/or replace existing infrastructure.

Project Trigger: Fix structural system issues before impacting the MWMC treatment plant process.

Estimated Project Cost: \$23,000,000 (evaluate cost estimates during design development)

Estimated Cash Flow: FY 24-25 = \$16,974; FY 25-26 = \$683,026; FY 26-27 = \$3,600,000; FY 27-28 = \$8,000,000; FY 28-29 = \$7,700,000; FY 29-30 = \$3,000,000

EXPENDITURE/CATEGORY:	Prior	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
	Years	Est. Act.						
Design/Construction	\$16,974	\$683,026	\$3,600,000	\$8,000,000	\$7,700,000	\$3,000,000	\$0	\$23,000,000
Other	0	0	0	0	0	0	0	0
Total Cost	\$16,974	\$683,026	\$3,600,000	\$8,000,000	\$7,700,000	\$3,000,000	\$0	\$23,000,000

BIOSOLIDS IMPROVEMENTS STUDY (P80122)



Description:

Biosolids are a valuable resource recovered during the processing of wastewater. The Biosolids Management Facility (BMF) is currently overloaded with solids in the four Facultative Sludge Lagoons (FSLs). Solids overloading in the FSLs is causing operating inefficiencies and stressing the land application program. This project will study solids loading addressing near-term capacity and identifying phased alternate analysis recommendations and implementation not limited to FSL expansion, Air Drying Bed (ADB) expansion, covered storage, new technologies, landfill disposal, and Class A biosolids production.

Status:

In 2026, the project team will be scoping the project priorities and seeking consultant services. The P80122 project is anticipated to recommend a phased approach of changes and upgrades.

Justification:

Solids overloading is currently causing FSL processing issues, dewatering inconsistencies, and complicating the loss of land available for land application of biosolids.

Project Trigger:

Processing constraints within the FSLs are jeopardizing the ability to achieve 100% beneficial use of biosolids. In 2025, the availability of land for biosolids application through the cooperative farm program significantly declined—from 4,000 acres to only 480 acres, posing a substantial challenge to sustainable biosolids management.

Estimated Project Cost: \$91,000,000 (ongoing evaluation about cost and solutions)

Estimated Cash Flow: FY 25-26 = \$150,000; FY 26-27 = \$3,500,000; FY 27-28 = \$6,000,000; FY 28-29 = \$7,600,000; FY 29-30 = \$10,500,000; FY 30-31 = \$13,200,000 and future cost to be determined based on solutions implemented

<u>EXPENDITURE/CATEGORY:</u>	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Design/Construction	\$0	\$0	\$3,500,000	\$6,000,000	\$7,600,000	\$10,500,000	\$13,200,000	\$40,800,000
Other	0	150,000	0	0	0	0	0	150,000
Total Cost	\$0	\$150,000	\$3,500,000	\$6,000,000	\$7,600,000	\$10,500,000	\$13,200,000	\$40,950,000

ADMINISTRATION BUILDING IMPROVEMENTS (P80104)



Description: This project will address the Administration/Operations Building workspace needs at the Water Pollution Control Facility (WPCF). It is a follow up to the 2018-2019 construction of the P80085 new laboratory building and expansion of the existing maintenance building. In 2019, the P80096 Resiliency Planning study recommended: a) constructing a new building for immediate occupancy/use after a major natural disaster, or b) upgrade the existing building for immediate occupancy post-earthquake (magnitude 9.0 event).

Status: As of January 2026, the P80104 project is in the construction phase with most of the exterior structure and roof completed. Project completion is anticipated by late 2026.

Justification: The original design and construction of the Administration/Operations Building was completed February 1982 under older building codes. The redesign and reconstruction of the building would address daily work and level of service goals after a natural disaster (earthquake or flooding).

Project Driver: The need to update the existing Administration/Operations building is driven by the necessity to provide a safe and efficient work environment. The new building also addresses the P80096 recommended level of service goals to operate after a Cascadia Zone earthquake.

Project Trigger: Expansion and changes needed for functionality, safety, and natural disaster resiliency.

Estimated Project Cost: \$28,000,000

Estimated Cash Flow: FY 20-21 = \$17,937; FY 21-22 = \$209,786; FY 22-23 = \$1,317,424; FY 23-24 = \$941,342; FY 24-25 = \$4,466,982; FY 25-26 = \$18,046,529; FY 26-27 = \$3,000,000

	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
EXPENDITURE/CATEGORY:								
Design/Construction	\$6,953,471	\$18,046,529	\$3,000,000	\$0	\$0	\$0	\$0	\$28,000,000
Other	0	0	0	0	0	0	0	0
Total Cost	\$6,953,471	\$18,046,529	\$3,000,000	\$0	\$0	\$0	\$0	\$28,000,000

WATER QUALITY TRADING PROGRAM (P80112)



Description: The MWMC Water Quality Trading Program secures regulatory credits for meeting thermal load reduction through watershed restoration. The program fulfills the objectives of the Water Quality Trading Plan under the MWMC NPDES permit as approved November 2022, which defines the MWMC eligible trading area in the upper Willamette basin. The program is implemented via the MWMC’s contractor-provided Credit Program Manager services with support of the MWMC’s membership in the Pure Water Partners. Water quality trading credits comprise the MWMC’s primary strategy for thermal load limit compliance.

Status: The MWMC has a DEQ-approved Water Quality Trading Plan for NPDES permit compliance. As of March 2019, the MWMC procured The Freshwater Trust (www.thefreshwatertrust.org) as the Credit Program Manager. As of November 2022, the MWMC has an agreement with The Freshwater Trust to implement the permit-compliance water quality trading program scope of work to meet the 5-year credit timeline of the NPDES permit Compliance Schedule through 2027. Credits established through 2027 are invoiced over 4-year installments as registered and continue to be monitored and maintained for a period of 20 years. As of December 2025, the MWMC recorded 106 Mkal/day of credits out of a 5-year target of 200 Mkal/day.

Justification: The Water Quality Trading Program will help provide cost-effective strategies for most of the thermal load compliance dates as required under the MWMC NPDES permit #102486 renewed in November 2022.

Project Driver: Implementation of thermal load limits in the MWMC’s 2022 NPDES permit.

Project Trigger: The NPDES permit renewal includes a 15-year Compliance Schedule with a 5-year milestone of 200 Mkal/day of credits due by October 2027.

Estimated Project Cost: \$13 million (timing estimate from 2022 to 2034)

Estimated Cash Flow: FY 22-23 = \$760,026; FY 23-24 = \$896,865; FY 24-25 = \$1,500,000; FY 25-26 = \$2,443,109; FY 26-27 = \$2,100,000; FY 27-28 = \$2,000,000; FY 28-29 = \$1,900,000; FY 29-30 = \$1,300,000; FY 30-31 = \$100,000

	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
EXPENDITURE/CATEGORY:								
Design/Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	3,156,891	2,443,109	2,100,000	2,000,000	1,900,000	1,300,000	100,000	13,000,000
Total Cost	\$3,156,891	\$2,443,109	\$2,100,000	\$2,000,000	\$1,900,000	\$1,300,000	\$100,000	\$13,000,000

RESILIENCY FOLLOW-UP (P80109)



Description: This project provides follow-up evaluation and some implementation of the P80096 Resiliency Study (Disaster Mitigation and Recovery Plan - dated March 2020). The 2019 study recommended seismic and flooding mitigation projects estimated at \$34.6 million to be coordinated with the MWMC ongoing infrastructure/facilities construction program. The main objective is to address “level of service” goals before a natural disaster such as a 9.0 magnitude earthquake or major flooding. Also, the MWMC should continue to communicate with the agencies that prepare for natural disasters that relate to the Eugene/Springfield community.

Status: As of January 2026, resiliency upgrades are in the construction phase for P80104 Operations Building, P80064 Glenwood Pump Station, and P80113 Aeration System.

Justification: The MWMC’s facilities and wastewater conveyance and treatment services are integral to protection of the community and public health following a major disaster such as the anticipated Cascadia Subduction Zone Earthquake and/or major flooding.

Project Driver: Cost effectively ensure reasonable recovery of MWMC’s core facilities and services following major disaster impacts after earthquake or flooding.

Project Trigger: Follow-up to the P80096 consultant recommendations dated March 2020.

Estimated Project Cost: Mitigation recommendations estimate: \$34.6 million (2019 dollars)

Estimated Cash Flow: FY 20-21 = \$4,092; FY 21-22 = \$173,133; FY 22-23 = \$13,408; FY 23-24 = \$1,920; FY 24-25 = \$0; FY 25-26 = \$378,080; FY 26-27 = \$2,000,000; FY 27-28 = \$2,000,000; FY 28-29 = \$3,000,000; FY 29-30 = \$7,000,000; FY 30-31 = \$3,000,000, & continue the mitigation work estimated over \$34 million

	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
EXPENDITURE/CATEGORY:								
Design/Construction	\$0	\$378,080	\$2,000,000	\$2,000,000	\$3,000,000	\$7,000,000	\$3,000,000	\$17,378,080
Other	192,553	0	0	0	0	0	0	192,553
Total Cost	\$192,553	\$378,080	\$2,000,000	\$2,000,000	\$3,000,000	\$7,000,000	\$3,000,000	\$17,571,000

WPCF BOILER UPGRADES (P80121)



Description: The boiler serves as the main source for Water Pollution Control Facility (WPCF) heat, including wastewater treatment processes, and the engine generator (EG) is used either for backup in the summer or to help with peak heat demand in the winter. This project will review existing heating plant study results and replace the EG with an additional boiler capable of 100% redundancy for meeting peak heating demand.

Status: As of January 2026, the MWMC project team issued a request for proposal (RFP) for consultant services and proposals are due on February 10, 2026. The P80121 budget in FY 25-26 is \$450,000 to startup the project.

Justification: The existing boiler and EG cannot provide total redundant heat at peak demand for the four digesters and WPCF heat load. Additionally, the existing boiler is not equipped with reliable sensors and communication devices.

Project Driver: Providing continuous and reliable heat is a primary concern for WPCF Operations and is required to meet NPDES permit conditions and DEQ reliability criteria. With the addition of digester #4, the process load on the system has the potential to exceed the capacity of the heating plant if the existing boiler becomes inoperable.

Project Trigger: During the Comprehensive Facilities Plan (P80101) project multiple significant deficiencies were documented. The WPCF boiler fuel control strategy requires an update to better manage the use of digester gas (DG) and natural gas (NG). Additionally, enhancements to the manual fuel selection override are needed to allow seamless switching between fuel sources. An upgrade to the hot water thermostat is also necessary, including the ability to set and adjust temperature setpoints. Finally, a manual boiler restart function should be implemented to ensure reliable operation.

Estimated Project Cost: \$2,700,000 (evaluate cost estimates during design development)

Estimated Cash Flow: FY 25-26 = \$200,000; FY 26-27 = \$1,000,000; FY 27-28 = \$700,000; FY 28-29 = \$700,000; FY 29-30 = \$100,000

	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
EXPENDITURE/CATEGORY:								
Design/Construction	\$0	\$200,000	\$1,000,000	\$700,000	\$700,000	\$100,000	\$0	\$2,700,000
Other	0	0	0	0	0	0	0	0
Total Cost	\$0	\$200,000	\$1,000,000	\$700,000	\$700,000	\$100,000	\$0	\$2,700,000

WPCF STORAGE (P80123)



Description: Covered storage space is limited, and existing facilities are operating at full capacity, resulting in inefficiencies in the storage of materials and equipment. This project will study and implement both increased covered storage and improve existing storage with options.

Status: Project funding proposed with FY 26-27 budget.

Justification: Current storage limitations and immediate needs include expanded covered storage for large equipment, dry storage for RNG media, and upgraded facilities for equipment and parts inventory.

Project Driver: Due to the lack of adequate covered storage, new materials and critical equipment are currently stored outdoors and exposed to environmental conditions.

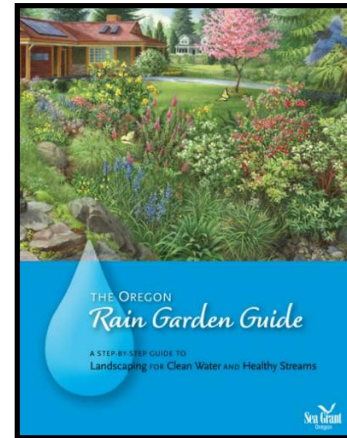
Project Trigger: During the Comprehensive Facilities Plan (P80101) project storage deficiencies were identified including the lack of covered outdoor storage at the WPCF. The Equipment Maintenance Building has reached maximum storage capacity, lacks proper truck docking and staging space, and items needed are not stored onsite and available due to space limitations. The electrical shop room requires more staff workspace. The Oil (and Flammable) Storage Building lacks secondary containment. Both the South Storage Building and the Final Treatment Building are at storage capacity. The MWMC permanent archive as required by State of Oregon record retention regulatory requirements is housed upstairs in the decommissioned Dewatering Centrifuge Facility.

Estimated Project Cost: \$5,800,000 (evaluate cost estimating during design development)

Estimated Cash Flow: FY 26-27 = \$900,000; FY 27-28 = \$2,500,000; FY 28-29 = \$2,400,000

<u>EXPENDITURE/CATEGORY:</u>	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Design/Construction	\$0	\$0	\$900,000	\$2,500,000	\$2,400,000	\$0	\$0	\$5,800,000
Other	0	0	0	0	0	0	0	0
Total Cost	\$0	\$0	\$900,000	\$2,500,000	\$2,400,000	\$0	\$0	\$5,800,000

WPCF STORMWATER INFRASTRUCTURE (P80111)



Description: Retrofit and/or change existing stormwater infrastructure at the Water Pollution Control Facility (WPCF). Also, if needed, update the WPCF Conditional Use Permit (CUP) related to stormwater infrastructure planning for upcoming construction.

Status: As of January 2026, Jacobs staff provided a Stormwater Master Plan (SWMP) dated December 16, 2021, with consultant recommendations including the need to update the WPCF existing CUP related to stormwater systems. Staff continues to monitor the MWMC upcoming construction projects and P80101 facilities planning consultant recommendations.

Justification: WPCF existing stormwater and drainage systems need to be retrofitted and/or changed for upcoming construction permit approvals.

Project Driver: Maintain compliance with local and state stormwater requirements at the WPCF.

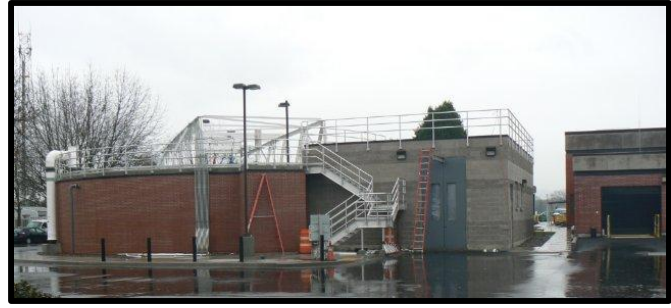
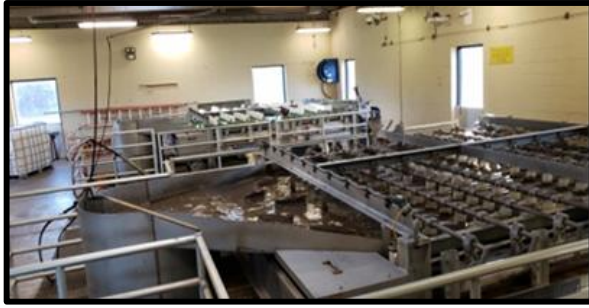
Project Trigger: Each infrastructure hard-surface change at the WPCF can trigger stormwater quality and quantity onsite controls related to project permit requirements.

Estimated Project Cost: \$600,000 (continue to evaluate cost of updating WPCF CUP if required for stormwater, retrofit existing three bioswales to rain gardens, add new rain gardens, and/or system changes)

Estimated Cash Flow: FY 25-26 = \$120,000; FY 26-27 = \$480,000

<u>EXPENDITURE/CATEGORY:</u>	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Design/Construction	\$0	\$120,000	\$480,000	\$0	\$0	\$0	\$0	\$600,000
Other	0	0	0	0	0	0	0	0
Total Cost	\$0	\$120,000	\$480,000	\$0	\$0	\$0	\$0	\$600,000

WPCF THICKENING UPGRADES (P80124)



Description: The pumping of solids and sludge through pipes at the proper water content is critical to Water Pollution Control Facility (WPCF) operations and equipment. The sludge piped from the primary clarifiers to the digesters is not moving or materializing as designed and additional sub-performance is identified in multiple sludge pumping facilities. This project will perform a primary/gravity thickened sludge hydraulic analysis and provide WPCF equipment optimization recommendations.

Status: Begin the P80124 project in FY 26-27.

Justification: Multiple pump performance and configuration issues restricting solids pumping and management at the WPCF.

Project Driver: The primary treatment gravity thickener installed in 2014 is rarely used as cannot reliably exceed 5% solids sludge pumping required from primary clarifiers. Compaction is used to thicken sludge in the digesters with study results needed to determine optimal pumping configuration.

Project Trigger: During the Comprehensive Facilities Plan (P80101) project, solids handling deficiencies were documented including the Primary Sludge rotary lobe pump system upgrades needed to meet design capacity. The Return Activated Sludge (RAS) pump rates exceed maximum design flow and are generally suboptimal in addition to being wasteful. The Gravity Belt Thickener (GBT) pumps require corrective maintenance and need to be upsized to meet full capacity of feed lines and GBT capacity. At the end of the planning the capacity assessment predicts that the GBT solids loading rate will approach design maximum with one unit in service.

Estimated Project Cost: \$7,300,000

Estimated Cash Flow: FY 26-27 = \$450,000; FY 27-28 = \$1,850,000; FY 28-29 = \$2,800,000; FY 29-30 = \$2,200,000

<u>EXPENDITURE/CATEGORY:</u>	Prior Years	2025-26 Est. Act.	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Design/Construction	\$0	\$0	\$450,000	\$1,850,000	\$2,800,000	\$2,200,000	\$0	\$7,300,000
Other	0	0	0	0	0	0	0	0
Total Cost	\$0	\$0	\$450,000	\$1,850,000	\$2,800,000	\$2,200,000	\$0	\$7,300,000

Acronyms and Explanations

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ACRONYMS AND EXPLANATIONS

AMCP – Asset Management Capital Program. The AMCP implements the projects and activities necessary to maintain functionality, lifespan, and effectiveness of the MWMC facility assets on an ongoing basis. The AMCP is administered by the City of Eugene for the MWMC.

BMF – Biosolids Management Facility. The Biosolids Management Facility is an important part of processing wastewater where biosolids generated from the treatment of wastewater are turned into nutrient rich, beneficial organic materials.

BRS– Beneficial Reuse Site. Formerly called the Seasonal Industrial Waste (SIW) facility, it includes a lagoon, control structure, and pipeline to the treatment plant. This location also includes pivot irrigators connected to a groundwater well. MWMC acquired the land and facilities in 1998 when Agripac ceased operations.

CIP – Capital Improvements Program. This program implements projects outlined in the 2004 Facilities Plan and includes projects that improve performance or expand treatment or hydraulic capacity of existing facilities.

CMOM – Capacity Management and Maintenance Program. The CMOM program addresses wet weather issues such as inflow and infiltration with the goal to eliminate sanitary sewer overflows to the extent possible and safeguard the hydraulic capacity of the regional wastewater treatment facility.

CWSRF – Clean Water State Revolving Fund. The Clean Water State Revolving Fund loan program is a federal program administered by the Oregon DEQ that provides low-cost loans for the planning, design and construction of various water pollution control activities. (DEQ)

EBI – East Bank Interceptor is designed to convey sewage with specific connections linking areas in Glenwood and Springfield across the Willamette River to the main treatment system.

EMS – Environmental Management System. An EMS is a framework to determine the environmental impacts of an organization’s business practices and develop strategies to address those impacts.

ESD – Environmental Services Division. The ESD is a division of the City of Springfield’s Development and Public Works Department that promotes and protects the community’s health, safety, and welfare by providing professional leadership in the protection of the local environment, responsive customer service, and effective administration for the Regional Wastewater Program.

GBT – The Gravity Belt Thickener is equipment used to reduce water content from activated sludge through gravity draining and then the addition of polymer to help flocculate the solids (i.e., improve water separation). The thickened sludge is then piped to the Sludge Holding Tanks (SHTs) and the anaerobic digesters for further processing.

IGA – Intergovernmental Agreement. Pursuant to ORS 190.010, ORS 190.080, and ORS 190.085, the IGA is an agreement between the cities of Eugene and Springfield and Lane County that created the MWMC as an entity with the authority to provide resources and support as defined in the IGA for the Regional Wastewater Program.

MWMC – Metropolitan Wastewater Management Commission. The MWMC is the Commission responsible for the oversight of the Regional Wastewater Program. In this role, the MWMC protects the health and safety of our local environment by providing high-quality management of wastewater conveyance and treatment to the Eugene-Springfield community. The Commission is responsible for the oversight of the Regional Wastewater Program.

NPDES – National Pollutant Discharge Elimination System permit. The NPDES permit program is administered by the Oregon Department of Environmental Quality (DEQ) in fulfillment of federal Clean Water Act requirements. The NPDES permit includes planning and technology requirements as well as numeric limits on effluent water quality.

RNG – Renewal Natural Gas Upgrades consisting of biogas purification facilities at the treatment plant and connection to the Northwest Natural utility grid. Together, the system allows the MWMC to sell the upgraded gas (RNG) as a renewable fuel through offtake agreements.

RWP – Regional Wastewater Program. Under the oversight of the MWMC, the purpose of the RWP is to protect public health and safety and the environment by providing high quality wastewater management services to the Eugene-Springfield metropolitan area. The MWMC and the regional partners are committed to providing these services in a manner that will achieve, sustain, and promote balance between community, environmental, and economic needs while meeting customer service expectations.

SDC – System Development Charge. SDCs are charges imposed on development so that government may recover the capital needed to provide sufficient capacity in infrastructure systems to accommodate the development.

SRF – Clean Water State Revolving Fund. The Clean Water State Revolving Fund loan program is a federal program administered by the Oregon DEQ that provides low-cost loans for the planning, design and construction of various water pollution control activities. (DEQ)

SSO – Sanitary Sewer Overflows. Discharges of raw sewage.

TMDL – Total Maximum Daily Load. The federal Clean Water Act defines *Total Maximum Daily Load* as the maximum amount of any pollutant that can be safely assimilated by a waterway in one day without significant degradation of water quality.

TSS – Total Suspended Solids. Organic and inorganic materials that are suspended in water.

TWAS – Thickened Waste Activated Sludge is the result of the thickening process to reduce the water content and increase the solids concentration. TWAS comes from the biological treatment stage (i.e., the aeration basins, secondary treatment) and then piped back to the digesters.

WPCF – Regional Water Pollution Control Facility. The WPCF is a state-of-the-art facility providing treatment of the wastewater coming from the Eugene/Springfield metropolitan area. The WPCF is located on River Avenue in Eugene. The treatment plant and 49 pump stations distributed across Eugene and Springfield operate 24 hours a day, 7 days a week, 365 days a year to collect and treat wastewater from homes, businesses and industries before returning the cleaned water, or effluent, to the Willamette River. Through advanced technology and processes, the facility cleans, on average, up to 30 million gallons of wastewater every day.

WWFMP – Wet Weather Flow Management Plan. This plan evaluated and determined the most cost-effective combination of collection system and treatment facility upgrades needed to manage excessive wet weather wastewater flows in the Eugene/Springfield metropolitan area.

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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: May 11, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 4B
Staff Contact: Rosa Roach
Phone: 541-682-8497

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

BACKGROUND

Per City Council Operating Agreements, written minutes shall be taken for all City Council meetings in accordance with the Oregon Attorney General's Public Records and Meetings Manual. The minutes must give a true reflection of the matters discussed but need not be a full transcript, verbatim or recording.

As a matter of courtesy and efficiency a councilor should notify the Mayor and other councilors that they intend to propose an amendment to the minutes and should propose replacement text in advance of the meeting at which those minutes are scheduled to be approved. If the proposed amendment is a simple factual, grammatical, or spelling correction, the amendment may be proposed without consulting the minutes recorder. If the proposed amendment is substantive in nature or seeks to clarify the speaker's intent, the councilor should notify the minutes recorder and request verification of the proposed amendment.

SUGGESTED MOTION

Move to approve the minutes for the work sessions and public hearings on April 13, 2026, April 20, 2026 and April 22, 2026.

ATTACHMENTS

- A. April 13, 2026 Work Session
- B. April 20, 2026 Public Hearing
- C. April 22, 2026 Work Session

FOR MORE INFORMATION

Staff Contact: Rosa Roach, City Council Coordinator
Telephone: 541-682-8497
Staff E-Mail: rrroach@eugene-or.gov

MINUTES

**Eugene City Council
Work Session
Eugene, Oregon 97401**

**April 13, 2026
5:30 p.m.**

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Councilor Leech opened the April 13, 2026, work session of the Eugene City Council in a hybrid format at 500 E 4th Avenue, North Building, Eugene OR 97401.

**1. Interviews: Applicant Statements for 2026 Annual Boards and Commissions
Recruitment**

City councilors heard from applicants for open positions on the City’s advisory boards and commissions. Each candidate gave a prepared statement about their interest in and qualifications for the position they applied for.

Budget Committee:

1. Tim Black
2. DJ Kelly-Quattrocchi
3. Zachary Mulholland
4. Aimee Reichert
5. Emily Yates

Civilian Review Board:

1. Eric Dziura
2. Elise Josephson
3. Mahindra Kumar
4. Emily Sanderford
5. Christine Silver
6. Kimberlee Voorhies

Human Rights Commission:

1. Silky Booker
2. Leon Bote
3. Sara Connors
4. Mahindra Kumar
5. Debbie Williamson

Toxics Board:

1. Francesca Negri

Planning Commission:

1. Ethan Clevenger

After presenting their three-minute statement, the Planning Commission candidate answered the following three questions.

1. What key issues would you hope to address as a member of the Planning Commission?
2. As a group, the Planning Commission often works on lengthy processes and decisions. Describe your skills, experience and approach that will assist you in working in a constructive, collaborative manner.
3. The Planning Commission must often consider and balance complex issues when reviewing planning documents and making land use decisions. In your opinion, what are the most important factors for the Planning Commission to consider in these efforts?

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

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

MINUTES

Eugene City Council Public Hearing Eugene, Oregon 97401

April 20, 2026
5:30 p.m.

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Council President Leech opened the April 20, 2026, Eugene City Council Public Hearing in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

1. PUBLIC HEARING: An Ordinance Adopting Hazardous Substance User Fees

Council President Leech opened the public hearing.

City Manager Jenny Haruyama introduced the topic and provided background information.

No testimony was provided for this item.

Council President Leech closed the public hearing.

2. PUBLIC HEARING: An Ordinance Concerning Increased Public Health Standards Coordination; Amending Sections 9.0500, 9.2460, 9.2461, and 9.4165 of the Eugene Code, 1971; and Providing an Effective Date

Council President Leech opened the public hearing.

City Manager Jenny Haruyama introduced the topic and provided background information.

1. Travis Knudsen – executive director of the Land and Regional Air Protection Agency (LRAPA) spoke in favor of version 3 of the code amendments.
2. Lin Woodrich – spoke in favor of version 3 of the code amendments.
3. Courtney Griesel – stated concerns about cumulative policy signals and uncertainty for long-term investment decisions, rather than any single technical requirement.
4. Tiffany Edwards – spoke in favor of version 4 of the code amendments.

Councilor Discussion:

- Councilor Kashinsky – asked about the applicant attestation form; asked whether applicants must contact outside regulatory agencies to complete the form, or simply complete the form without making those contacts; asked whether the attestation requirement is expected to cause delays in permit processing or place added strain on staff capacity; stated her understanding was that applicants do not need to verify information with agencies and that the City only needs the completed form.

- Councilor Groves – stated the City should provide clear guidance to small businesses and startups that may not understand permitting; emphasized balancing environmental protection with job growth and economic development.
- Councilor Clark – asked whether agencies are required to respond when forms are forwarded; asked how the City proceeds if an agency does not respond and cautioned against creating delays or barriers for applicants.
- Councilor Zelenka – stated version 3 is straightforward and helps applicants know permit requirements early; stated due diligence on permits should be routine and need not slow economic development.
- Councilor Kashinsky – asked how the applicant attestation process works; as an example, asked if she applied for a building permit and indicated she did not need any other permits, would the City consider the form complete and issue the building permit under Eugene’s code; asked whether her understanding of that process was correct, regardless of other regulatory agency responses.
- Councilor Groves – stated many new businesses, especially startups led by scientists or technical experts, struggle to understand what permits they need; noted that some small businesses have no single place to get answers regarding permits; stated the City should take extra steps to help applicants move through the process; stated the community’s median income is low compared to similar cities and that helping businesses is essential to the local economy; he disagreed with the idea that businesses should already know everything about the regulatory environment and the permit process.

Council President Lyndsie Leech closed the public hearing.

3. PUBLIC HEARING: An Ordinance Amending the Fairmount/University of Oregon Special Area Study Text and Diagram; Amending Sections 9.4205, 9.4215, 9.4220, and 9.9570 of the Eugene Code, 1971; Rezoning the Property Identified as Assessor’s Map 17-03-33-32, Tax Lots 07000, 07100, 07200, 07300, 07400, 07500, 07600, 07700, And 07800 to Remove the /EC East Campus Overlay Zone; and Providing an Effective Date

Council President Leech opened the public hearing in quasi-judicial format.

City Manager Jenny Haruyama introduced the topic and provided background information.

Council President Leech provided time for Council to disclose any bias, conflicts of interest, ex-parte communications, or abstentions pursuant to EC 9.7065(5).

1. Colin McArthur – spoke as the applicant representative in favor of the ordinance; provided information regarding the future use.
2. Aaron Olsen – spoke as the applicant representative in favor of the ordinance; described the need to update standards to allow on-campus student housing, including permitted residence halls and height changes to enable efficient construction, and asserted that the proposal meets applicable approval criteria

1. Michael Griffel – spoke in favor of the proposed ordinance.
2. Henry Schadwinkel – spoke in favor of the proposed ordinance.
3. Jenny Ulum – spoke in favor of the proposed ordinance.
4. Bob Choquette – spoke in favor of the proposed ordinance.
5. Jacob Fox – spoke in favor of the proposed ordinance.
6. Taliek Lopez-DuBoff – spoke in favor of the proposed ordinance.
7. David Mitrovcan Morgan – spoke in favor of the proposed ordinance.
8. Peter Craycroft – took a neutral position.
9. David Wade – spoke in opposition to the proposed ordinance.
10. John Barofsky – spoke in opposition to the proposed ordinance.
11. Mary Jaqua – spoke in opposition to the proposed ordinance.
12. Carol Isaacson – spoke in opposition to the proposed ordinance.
13. Susan Macousen – spoke in opposition to the proposed ordinance.
14. Arthur Farley – spoke in opposition to the proposed ordinance.
15. Susie Smith – spoke in opposition to the proposed ordinance.
16. George McCully – spoke in opposition to the proposed ordinance.
17. Susan Jakabosky – spoke in opposition to the proposed ordinance.
18. Jeff Philpot – spoke in opposition to the proposed ordinance.
19. Hollery Kyablae – spoke in opposition to the proposed ordinance.
20. Tom Evanview – spoke in opposition to the proposed ordinance.
21. Nathan Markowitz – spoke in opposition to the proposed ordinance.
22. Steve Gab – spoke in opposition to the proposed ordinance.
23. Colin McArthur – provided a rebuttal as the applicant to address assertions, claims, misconceptions regarding the proposal.

Councilor Discussion:

- Councilor Zelenka – stated the application required substantial revision and still appears inconsistent with multiple approval criteria; asked about impacts on the neighborhoods; stated concerns that include the proposed elimination of the transitional buffer and neighborhood impacts.
- Councilor Evans – asked whether choosing to continue talks would push the timeline by a few months for a final decision; asked what options Council has if the parties cannot work through their concerns; asked whether extending conversations and negotiations between the University and neighborhood could resolve remaining conflicts and reduce acrimony.
- Councilor Zelenka – asked why the proposal does not address traffic and parking impacts; noted the University maintains there would be no effects beyond its property line, while neighborhood testimony shows the opposite; stated that measures such as step-back height limits, landscape setbacks, and traffic and parking plans should be considered, as they have been applied elsewhere near the University, including along

19th Avenue; stated Council must balance growth with the stability and quality of older neighborhoods like Fairmount; noted the current proposal is likely to face appeal, creating delay and division; stated if the application does not meet approval criteria, Council should deny it and allow revisions so that neighborhood concerns and identified inconsistencies can be addressed; stated Council should take neighborhood concerns seriously.

- Councilor Groves – asked whether any data exists on how many students living in on-campus housing own or use vehicles; asked whether the City or the University maintains this information.

Council President Leech closed the public hearing.

Councilor Discussion:

- Councilor Leech – stated she heard substantial testimony addressing the approval criteria and wanted to consider leaving the record open for additional time; stated she wished to pursue the option of keeping the record open for three seven-day periods to allow further discussion by Council.
- Councilor Kashinsky – asked about the decision-making timeline for this type of land-use application; noted that other types of land-use actions have strict deadlines for when decisions must be made.
- Councilor Zelenka – stated neither the applicant nor others had requested the record be closed or kept open; asked whether closing the record would still allow councilors to ask questions; asked how the decision schedule aligns with the Council’s May 11 deliberation date; stated support for closing the record, allowing seven days for the applicant’s final argument, and then moving forward to a decision within the required timeframe.
- Councilor Evans – asked for clear information about how many students the proposed development is intended to accommodate; stated knowing the expected capacity would help Council understand the scale of the proposal.

MOTION: Councilor Kashinsky, seconded by Councilor Zelenka, moved that the record for this matter will remain open for seven days, until 5:00 p.m. on April 27th, for only the applicant to submit final arguments, and no new evidence.

VOTE: 8:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, Groves

OPPOSED: None

Council President Leech adjourned the public hearing at 7:35 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Rosa Roach)

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

MINUTES

Eugene City Council Work Session Eugene, Oregon 97401

April 22, 2026
12:00 p.m.

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Lyndsie Leech and Randy Groves

Councilors Absent: Greg Evans

Council President Leech opened the April 22, 2026, Eugene City Council Work Session in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

1. WORK SESSION: Neighborhood Planning for Bethel and University Areas

City Manager Jenny Haruyama provided background information and introduced Fabio Andrade, the Office of Equity and Community Engagement Manager, and Cindy Koehler, the Neighborhoods and Community Liaison, who summarized the current neighborhood planning approach, the community visioning work completed in Bethel and University, and recurring themes from residents.

Councilor Discussion:

- Councilor Groves – noted appreciation for the extensive community engagement and for residents who participated; stated University area comments centered on quality of life, while Bethel residents were focused on life and safety; asked about next steps for Council and when Council will meet with departments that would carry out the identified actions; stated the quick turnaround for the initial staff analysis was appreciated; indicated the need for a timeline that shows scope, magnitude, and expected timing; stated a timeline will help Council respond to constituent questions and explain where each item sits in the process; reminded the Council that some elements depend on external financing and are not directed by the City; stated the community needs to understand why work takes time and that the City is trying to serve all residents well; expressed interest in future updates.
- Councilor Zelenka – stated the process took too long, over five years, and that longstanding neighborhood issues (traffic, parking, housing, and objections to accessory dwelling units) remained unresolved, leading many long-term residents to disengage; stated this feedback reflects what he is hearing in the University neighborhoods; stated neighborhoods lost trust in the City because they do not see their plans recognized or enforced, and because objectionable changes have been proposed without agreement; noted surprise the East Campus Refinement Plan was

not listed as a policy; asked for clearer public information and enforcement messaging about the noise ordinance and the social host ordinance; noted the City's website is unclear and that better guidance would help significantly.

- Councilor Clark – asked whether the forthcoming three-to-four-week staff product would be a vetted list or “to-do list” derived from neighborhood recommendations for Council consideration; asked that any neighborhood action plan brought forward include a financial impact analysis before commitments are made, emphasizing the need to understand budget constraints.
- Councilor Leech – noted appreciation for the adaptation from prior neighborhood refinement planning to an action-oriented approach, and for strong engagement outcomes; asked how to hone in on what is actionable, distinguishing smaller, implementable items from major corridor changes requiring broader planning and enforcement work; asked how staff's vetting will be structured and prioritized, including whether items can be linked to the City's strategic plan or other priority frameworks; asked how the City will ensure that completing outputs leads to desired outcomes in the neighborhoods; asked for clarification about the Highway 99 corridor study timeline and whether work has begun; noted the mailed flyers were effective and encouraged continued use of this tool to support accessible engagement from home.
- Councilor Groves – stated the importance of showing tangible action to the public, building credibility by following through, and providing timelines the Council and community can reference; emphasized the need for residents to see progress.

The meeting was adjourned at 12:51 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Rosa Roach)

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: May 11, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 4C
Staff Contact: Katie LaSala
Phone: 541-682-5010

ISSUE STATEMENT

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

BACKGROUND

Per City Council Operating Agreements, at each regular meeting of the Council, the City Manager shall present the Tentative Agenda. This shall be placed on the Consent Calendar. If there are any concerns about the items on the Tentative Agenda, it may be removed at the request of any councilors from the Consent Calendar and discussed separately.

COUNCIL OPTIONS

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

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

- A. City Council Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Katie LaSala, City Recorder
Telephone: 541-682-5010
Staff E-Mail: klasala@eugene-or.gov



City Council Tentative Agenda

Updated May 6, 2026

Meeting materials and access information available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

May

Date	Day	Time	Title	Length	Dept Contact
11-May	Mon	5:30 pm	Long Range Financial Planning Process & Strategic Plan Overview (Work Session)	90 min	T. Miller, CS
<i>Location: Council Chambers and Virtual</i>					
11-May	Mon	7:30 pm	Pledge of Allegiance (Memorial Day)		
			Ceremonial Matters		
			Committee Reports and Items of Interest		
			FY27 MWMC Budget and CIP (Consent Calendar 1)		M. Miranda, PW
			East Campus University of Oregon Refinement Plan Amendment, Code Amendment, and Zone Change (Possible Action)		B. Black, PDD
			Public Comment		
			A Resolution Annexing Land at 2405 Marjorie Avenue (A 26-03 Marjorie Avenue) (Consent Calendar 2)		N. Gioello, PDD
<i>Location: Council Chambers and Virtual</i>					
13-May	Wed	12:00 pm	Police Auditor's Office and Civilian Review Board Annual Reports (Work Session)	90 min	C. Renetzky, PA
<i>Location: Public via Virtual Only</i>					
18-May	Mon	5:30 pm	Urban Growth Strategies Update (Work Session)	45 min	R. Gershow, PDD
			Vision Zero Follow-Up Discussion (Work Session)	45 min	C. Charvat, PW
<i>Location: Council Chambers and Virtual</i>					
20-May	Wed	12:00 pm	Long Range Financial Planning: Financial Policies (Work Session)	90 min	T. Miller, CS

May 11, 2026 Meeting - Item 4C

<i>Location: Public via Virtual Only</i>						
25-May	Mon	Memorial Day Holiday – No meetings				
27-May	Wed	12:00 pm	Executive Session Pursuant to ORS 192.660(2)(i) (Review and Evaluate Employment-Related Performance)	60 min	K. Beraldo, CS	
			Police Auditor Performance Evaluation (Work Session)			
			Intergovernmental Relations (IGR) End of Session & United Front Report (Work Session)	30 min	E. Nelson, CS	
<i>Location: Public via Virtual Only</i>						

June 2026

Date	Day	Time	Title	Length	Dept Contact	
8-Jun	Mon	5:30 pm	Long Range Financial Planning: Unfunded Needs (Work Session)	90 min	T. Miller, CS	
<i>Location: Council Chambers & Virtual</i>						
8-Jun	Mon	7:30 pm	Pledge of Allegiance (Flag Day)			
			Ceremonial Matters			
			Committee Reports and Items of Interest			
			Consent Calendar 1			
			Boards & Commissions Appointments (Action)		R. Roach, CS	
			Public Health Standards Code Amendment (City File: CA25-3) (Possible Action)		R. Verner, PDD	
			Public Comment			
			Consent Calendar 2			
<i>Location: Council Chambers & Virtual</i>						
10-Jun	Wed	12:00 pm	Executive Session Pursuant to ORS 192.660(2)(i) (Review and Evaluate Employment-Related Performance)	60 min	B. DeWitt, CS	
			Municipal Court Judge Annual Performance Evaluation (Work Session)			

			Community Wildfire Protection Plan Update (Work Session)	30 min	T. Worthington, ESF
			<i>Location: Public Virtual Only</i>		
15-Jun	Mon	5:30 pm	Granting an Exemption from the Application of Section 6.200 of the Eugene Code, 1971, and Providing for a Sunset Date (Public Hearing)		P. Gordon, PW
			Updating Eugene City Code to reflect new state law banning polystyrene packaging, containers, and foodware containers with perfluoroalkyl substances (PFAS) (Public Hearing)		D. Addison, PDD
			Housing Production Incentives: Tax Exemption Programs (Public Hearing)		A. D'Souza, PDD
			<i>Location: Council Chambers & Virtual</i>		
17-Jun	Wed	12:00 pm	Mass Surveillance Policy Discussion (Work Session)	90 min	Staff
			<i>Location: Public Virtual Only</i>		
22-Jun	Mon	5:30 pm	Executive Session Pursuant to ORS 192.660(2)(f) (exempt public records)	45 min	Staff
			1059 Willamette Next Steps (URA Work Session)	45 min	A. D'Souza, PDD
			<i>Location: Council Chambers & Virtual</i>		
22-Jun	Mon	7:30 pm	Pledge of Allegiance (4 th of July)		
			Committee Reports and Items of Interest		
			Consent Calendar 1		
			Resolution Adopting the Second Supplemental Budget for 2025-2027; Making Appropriations for the City of Eugene for the Biennium Beginning July 1, 2025 and Ending June 30, 2027 (Public Hearing & Action)		L. Butterfield, CS
			Resolution Electing to Receive State Revenue Sharing Funds Pursuant to Section 221.770 of ORS; A Res. Certifying that the City of Eugene		C. Wozniak, CS

			Provides the Municipal Services Required by ORS Section 221.760 in Order to Receive State Shared Revenues; A Res. Determining, Levying and Categorizing the Annual Ad Valorem Property Tax Levy for the City of Eugene for the Fiscal Year Beginning July 1, 2026 and Ending June 30, 2027 (Public Hearing & Action)		
			Resolution Adopting the Second Supplemental Budget for 2025-2027; Making Appropriations for the Urban Renewal Agency of the City of Eugene for the Biennium Beginning July 1, 2025 and Ending June 30, 2027 (URA Public Hearing & Action)		L. Butterfield, CS
			Resolution of the Urban Renewal Agency of the City of Eugene Declaring the Amount of Tax to be Certified for the Fiscal Year Beginning July 1, 2026 and Ending June 30, 2027 (URA Public Hearing & Action)		C. Wozniak, CS
			Public Comment		
			Consent Calendar 2		
			<i>Location: Council Chambers & Virtual</i>		
24-Jun	Wed	12:00 pm	Urban Renewal Update: Downtown Tenant Improvements, ROW Projects (Work Session)	45 min	E. Brown, PDD
			Home Energy Score Draft Ordinance (Work Session)	45 min	I. Penn, PW
			<i>Location: Public Virtual Only</i>		
30-Jun	Tues	1:00 pm	Long Range Financial Planning (Council Workshop)	4 hrs	Staff, CS
			<i>Location: Public Virtual Only</i>		

July 2026

Date	Day	Time	Title	Length	Dept Contact
1-Jul	Wed	9:30 am	Long Range Financial Planning (Council Workshop)	4 hrs	Staff, CS
			<i>Location: Public Virtual Only</i>		

8-Jul	Wed	12:00 pm	Urban Renewal Update: Riverfront (URA Work Session)	45 min	A. D'Souza, PDD
			Topic Pending Confirmation (Work Session)	45 min	Staff
<i>Location: Public Virtual Only</i>					
13-Jul	Mon	5:30 pm	Long Range Financial Planning: City of Eugene Strategic Plan (Work Session)	90 min	Staff, CS
<i>Location: Council Chambers & Virtual</i>					
13-Jul	Mon	7:30 pm	Ceremonial Matters		
			Committee Reports and Items of Interest		
			Consent Calendar 1		
			Affordable Housing Trust Fund Award (Priority Goal Action)		L. Hammond, PDD
			Public Comment		
			Consent Calendar 2		
<i>Location: Council Chambers & Virtual</i>					
15-Jul	Wed	12:00 pm	Topic Pending Confirmation (Work Session)	45 min	Staff
			City Manager Update (Work Session)	45 min	Staff
<i>Location: Public Virtual Only</i>					

Council Summer Break July 16 – Sept 8

Additional Information Regarding Upcoming Public Hearings

Date/Time	Topic/Title	Description	Staff Contact
June 15, 5:30 PM	Granting an Exemption from the Application of Section 6.200 of the Eugene Code, 1971, and Providing for a Sunset Date	The City Council will hold a public hearing to receive public comment on a proposed ordinance granting a five-year exception to the application of Eugene Code 6.200 (Open Burning). The exception would allow the Rivers to Ridges Partnership—including the U.S. Bureau of Land Management, The Nature Conservancy, and the City of Eugene Public Works/Parks and Open Space Division—to conduct prescribed ecological burns for habitat enhancement, maintenance of native landscapes, and	P. Gordon Pgordon@eugene-or.gov 541-510-8420

		reduction of wildfire fuels. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	
June 15, 5:30 PM	Updating Eugene City Code to reflect new state law banning polystyrene packaging, containers, and foodware containers with perfluoroalkyl substances (PFAS)	The City Council will hold a public hearing to update existing Eugene City Code Sections 6.874-6.878 to comply with new state law (SB543) banning polystyrene (“Styrofoam”) containers, packaging, and foodware container containing perfluoroalkyl or polyfluoroalkyl substances (PFAS). The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	D. Addison DAddison@eugene-or.gov 541-682-5463
June 15, 5:30 PM	Housing Production Incentives: Tax Exemption Programs	The Eugene City Council will hold a public hearing to provide comments on a proposed ordinance enabling two new Housing Production Incentives. The two property tax exemption programs would aim to support the creation of moderate income housing along transit corridors across the City and the creation of housing in commercial centers. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	A. D'Souza Adsouza@eugene-or.gov 541-682-5540

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
Mass Surveillance Policy – June 17, 2026	Zelenka, Leech, Yeh	2/27/2026

Materials and Information

The Eugene City Council welcomes your interest in these agenda items. The City Hall Council Chambers 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.

For more information, contact the Council Coordinator at 541-682-5010, or visit us online at [eugene-or.gov/101/City-Managers-Office](https://www.eugene-or.gov/101/City-Managers-Office)

Meeting materials and information about how to access meetings available at: [Public Webcasts and Meeting Materials | Eugene, OR Website](#)

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Action: An Ordinance Amending the Fairmount/University of Oregon Special Area Study Text and Diagram; Amending Sections 9.4205, 9.4215, 9.4220, and 9.9570 of the Eugene Code, 1971; Rezoning the Property Identified as Assessor's Map 17-03-33-32, Tax Lots 07000, 07100, 07200, 07300, 07400, 07500, 07600, 07700, And 07800 to Remove the /EC East Campus Overlay Zone; and
Providing an Effective Date

Meeting Date: May 11, 2026
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 5
Staff Contact: Brai Black
Phone: 541-682-5437

ISSUE STATEMENT

The City Council is scheduled to deliberate and take action on the requested Refinement Plan Amendment, Land Use Code Amendment, and Zone Change. These are quasi-judicial land use applications, so the Council's role is to serve as an impartial decision-maker and to make a decision on the applications based on the applicable approval criteria and the evidence and argument in the record. Prior to any discussion or action on this item, Council will be asked to consider a procedural matter related to the record for these applications. A more detailed explanation is provided under the heading "Procedural Matter" below.

PROCEDURAL MATTER

After the Council voted on April 20, 2026, to close the record for these applications to everyone but the applicant, two pieces of testimony were emailed to the Mayor and City Council list serve by interested parties. One email was sent by Peter Saraceno with the subject line "East Campus Dorm Expansion." The other email was sent by Arthur Farley, with the subject line "UO Enrollments."

Because those emails were sent to Council after the record was closed to everyone but the applicant, as a matter of fairness, they should not be considered by Council. Prior to any discussion or action on these applications, the Mayor will ask the Council President to make a motion clarifying that the City Council will not consider testimony that was submitted after the record closed.

BACKGROUND

The University of Oregon requests approval of a package of three land use applications: a Refinement Plan Amendment, a Code Amendment, and a Zone Change application (City Files: RA 25-01, CA 25-01, Z 25-03). This package of applications is intended to align the requirements of the Fairmount/University of Oregon Special Area Study (the applicable Refinement Plan), the Eugene Code, and the zoning of the properties that are the subject of the applications with the University's Next Generation Housing Development Plan and recent updates to the East Campus Area Plan. A vicinity map showing the properties affected by the proposal is provided in **Attachment A** to this Agenda Item Summary (AIS).

May 11, 2026 Meeting – Item 5

Project History

In 2024, the University completed its Next Generation Housing Development Plan, a long-range plan for on-campus housing and infrastructure and adopted its 2024 East Campus Area Plan. The 2024 East Campus Area Plan updated the University's policies to accommodate current and projected needs for student housing and institutional uses, while maintaining the compatibility of the University of Oregon campus with the surrounding neighborhood.

Implementation of the University's Next Generation Housing Development Plan and updated East Campus Area Plan informs the applicant's request for amendments to the Eugene Code and to the Fairmount/University of Oregon Special Area Study policies that currently govern development in the East Campus Area.

On March 21, 2025, the applicant submitted a request for a Refinement Plan Amendment, Code Amendment, and Zone Change in order to align the applicable requirements of the Eugene Code, the Fairmount/University of Oregon Special Area Study, and the zoning of certain East Campus area properties owned by the University with the University's internal development policies to increase the capacity for housing on campus. Each of the applications is summarized below:

Refinement Plan Amendment (City File: RA 25-01): The proposed amendments to the Fairmount/University of Oregon Special Area Study include text changes to align the Special Area Study with the University's recent planning efforts in the East Campus area to allow student dormitory uses and increased building height for on-campus development within the /EC East Campus Overlay Zone. The proposed amendments also include the redesignation of eleven properties as "Institutional" on the Special Area Study's Generalized Future Land Use Diagram to reflect existing and future development. Other proposed amendments to the Fairmount/University of Oregon Special Area Study include updates to terms, references, and designation names. The proposed amendments are shown in the proposed Ordinance, which is included as **Attachment B** to this AIS.

Code Amendment (City File: CA 25-02): The proposed Land Use Code Amendment would add dormitories as an allowed use in the /EC East Campus Overlay Zone; increase the allowed building height within the /EC Overlay Zone from 45 feet to 85 feet; expand the "residential transition" distance from R-1 Low-Density Residential zoned properties from 60 feet to 75 feet; and increase the allowed building height within the residential transition area from 30 feet to 45 feet. To clarify the proposed changes in building height allowances, an illustrative map is provided as **Attachment C** to this AIS. The proposed Code Amendments are shown in the proposed Ordinance, which is included as **Attachment B** to this AIS.

Zone Change (City File: Z 25-03): Consistent with the proposed Refinement Plan Amendment, which would redesignate eleven properties from "Limited High Density Residential / Limited Institutional" to "Institutional," the proposed Zone Change would remove the /EC East Campus Overlay Zone from nine properties located north of East 15th Avenue. A map of the proposed Zone Change is included in **Attachment D** to this AIS.

The initial public hearing on these applications was conducted by the Planning Commission on [October 21, 2025](#). Prior to the Planning Commission's public hearing, eighteen pieces of written testimony were received, both in support of and in opposition to the requested amendments and Zone Change. Fourteen people and two representatives of the applicant testified at the Planning

May 11, 2026 Meeting – Item 5

Commission's public hearing, with nine individuals in opposition to the request; four individuals in favor of the request; and one individual who identified their stance as neutral.

Following the public hearing, the Planning Commission voted to hold the record open to allow interested parties to submit additional written testimony prior to the Planning Commission's deliberations. During the open record period, fourteen pieces of written testimony were submitted, including additional information provided by the applicant.

On [November 18, 2025](#), the Planning Commission deliberated and voted to recommend that the City Council approve the requested Refinement Plan Amendment, Code Amendment, and Zone Change, and that the City Council adopt the proposed amendments to the Refinement Plan and the Land Use Code as included in Attachments B and C to the [November 18, 2025](#), Agenda Item Summary. The motion passed 4:0:1, with one commissioner abstaining (Commissioner Edwards).

On [January 20, 2026](#), the City Council held a public hearing on this package of applications. At the hearing, the applicant provided testimony, as did eighteen other interested parties. Of those interested parties, four individuals testified in support of the requested amendments and fourteen individuals testified in opposition. Following the public hearing, the Council voted to hold the record open for an additional 21 days to allow interested parties to submit written testimony, with the final seven days open to the applicant only, as required by state law. On February 10, 2026, during the time when only the applicant was able to submit testimony, the applicant submitted several proposed modifications to the applications, which the applicant stated were intended to address public testimony, including specific testimony from the Fairmount Neighbors Association.

On [March 9, 2026](#), the Council unanimously voted to immediately reopen the record for the applications to accept evidence and argument from all parties and directed the City Manager to bring back an ordinance incorporating the applicant's proposed modifications for a public hearing on April 20, 2026. More information about the applicant's modifications can be found in the [Agenda Item Summary](#) for the [April 20, 2026](#), City Council Public Hearing. The Ordinance that was the subject of the April 20, 2026, public hearing is provided as **Attachment B** to this AIS.

At the [April 20, 2026](#) public hearing, 22 interested parties and two representatives of the applicant testified, with fourteen individuals in opposition; seven individuals in favor; and one individual who identified their stance as neutral. Following the testimony and the applicant's rebuttal, Councilors asked several questions directed at City staff. Staff responses to City Councilor questions are provided in the memorandum included as **Attachment E** to this AIS. Following the public hearing, the City Council voted to keep the application record open for seven days to allow the applicant to submit final arguments (no new evidence).

Procedural Summary

The Planning Commission and City Council public hearings on the proposed Refinement Plan Amendment, Code Amendment, and Zone Change applications were conducted in accordance with the Type IV (quasi-judicial) procedures as set forth in EC 9.7050 and 9.7400 through 9.7455. The Type IV process includes public notice and public hearings before the Planning Commission and the City Council. Detailed information about the Planning Commission and City Council meetings is provided above.

May 11, 2026 Meeting – Item 5

This request is being considered in accordance with the approval criteria at EC 9.8065, EC 9.8424, and EC 9.8865. Findings demonstrating compliance with the approval criteria for these Refinement Plan Amendment, Code Amendment and Zone Change applications are provided as Exhibit E to the proposed Ordinance (**Attachment B**).

On April 10, 2026, notice of the City Council's April 20, 2026, public hearing on the applications was mailed to the applicant, the owner of the subject property, and all interested parties, in accordance with EC 9.7440. Following the City Council's reopening of the record on March 9, 2026, 13 pieces of testimony were submitted into the record by interested parties, the applicant, and staff. All testimony received prior to the close of the record is included in the application record for reference.

During the most recent open record period and at the April 20, 2026, public hearing, interested parties raised questions about the applicability of Metro Plan Residential Land Use and Housing Element Policy A.25 as an applicable approval criterion. Findings addressing that policy have been included in Exhibit E to the Ordinance attached to this AIS (**Attachment B**).

More details about this request can be found in the full record of application materials to date, which will be provided separately to City Council. Otherwise, application materials can be made available to the public in hardcopy or electronic format upon request. As a courtesy, the materials can also be accessed online here:

<https://pdd.eugene-or.gov/LandUse/SearchApplicationDocuments?file=CA-25-0002>

RELATED CITY POLICIES

Approval of these Refinement Plan Amendment, Code Amendment, and Zone Change applications must be based solely on the applicable approval criteria.

PREVIOUS COUNCIL DIRECTION

[January 20, 2026 Public Hearing](#)

Councilor Zelenka, seconded by Councilor Keating, moved to call speakers for this public hearing in the order they signed up.

Failed 2:5 (Opposed by Kashinsky, Yeh, Clark, Leech, and Groves)

Councilor Leech, seconded by Councilor Zelenka, moved to extend the open record period to the first open record period to January 27 at 5:00 p.m., the end of the second open record period to February 3 at 5:00 p.m. and the end of the third open record period to February 10 at 5:00 p.m.
Passed 7:0

[March 9, 2026 Meeting](#)

Councilor Kashinsky, seconded by Councilor Zelenka, moved to immediately reopen the record for this matter to accept evidence and argument from all parties, and to direct the City manager to provide notice of a public hearing for April 20, 2026, on an ordinance incorporating the applicant's proposed modifications

Passed 8:0

May 11, 2026 Meeting – Item 5

[April 20, 2026 Public Hearing](#)

Councilor Leech, seconded by Councilor Zelenka, moved that the record for this matter will remain open for seven days – until 5:00 p.m. on April 27th – for only the applicant to submit final arguments, and no new evidence.

Passed 8:0

PROCEDURAL ISSUE

SUGGESTED MOTION

Move to reject and not consider the email from Peter Saraceno dated April 20, 2026, with the subject line “East Campus Dorm Expansion” and the email from Arthur Farley dated April 21, 2026, with the subject line “UO Enrollments” because they were submitted after the record was closed to interested parties.

ACTION ON THE APPLICATIONS

COUNCIL OPTIONS

- 1. Approve the applications and adopt the Ordinance as proposed in Attachment B to this AIS.

OR

- 2. Direct the City Manager to bring back a modified Ordinance for Council consideration.

OR

- 3. Vote to deny the applications and direct the City Manager to bring back a written decision with findings supporting the decision and identifying the approval criteria that the applications do not comply with.

CITY MANAGER’S RECOMMENDATION

The City Manager recommends City Council approve the Refinement Plan Amendment, Code Amendment, and Zone Change applications, and adopt the Ordinance in Attachment B to this Agenda Item Summary.

POTENTIAL MOTIONS

Move to approve the Ordinance amending the Fairmount/University of Oregon Special Area Study, amending the Eugene Code, and rezoning property that is included as Attachment B to this Agenda Item Summary.

OR

Move to direct the City Manager to bring back a modified ordinance.

OR

Move to deny the applications and to direct the City Manager to bring back a written decision with

findings supporting the denial.

ATTACHMENTS

- A. Vicinity Map
- B. Ordinance
 - Ex A: Fairmount/University of Oregon Special Area Study Land Use Diagram
 - Ex B: List of Tax Lots Redesignated LHDR/LI to I
 - Ex C: List of Tax Lots Redesignated LHDR/LI to LI
 - Ex D: List of Tax Lots Rezoned to Remove the /EC East Campus Overlay Zone
 - Ex E: Findings
- C. Illustrative Map Showing Proposed Building Height Allowances
- D. Map Showing Properties Affected by Proposed Zone Change
- E. Memorandum

FOR MORE INFORMATION

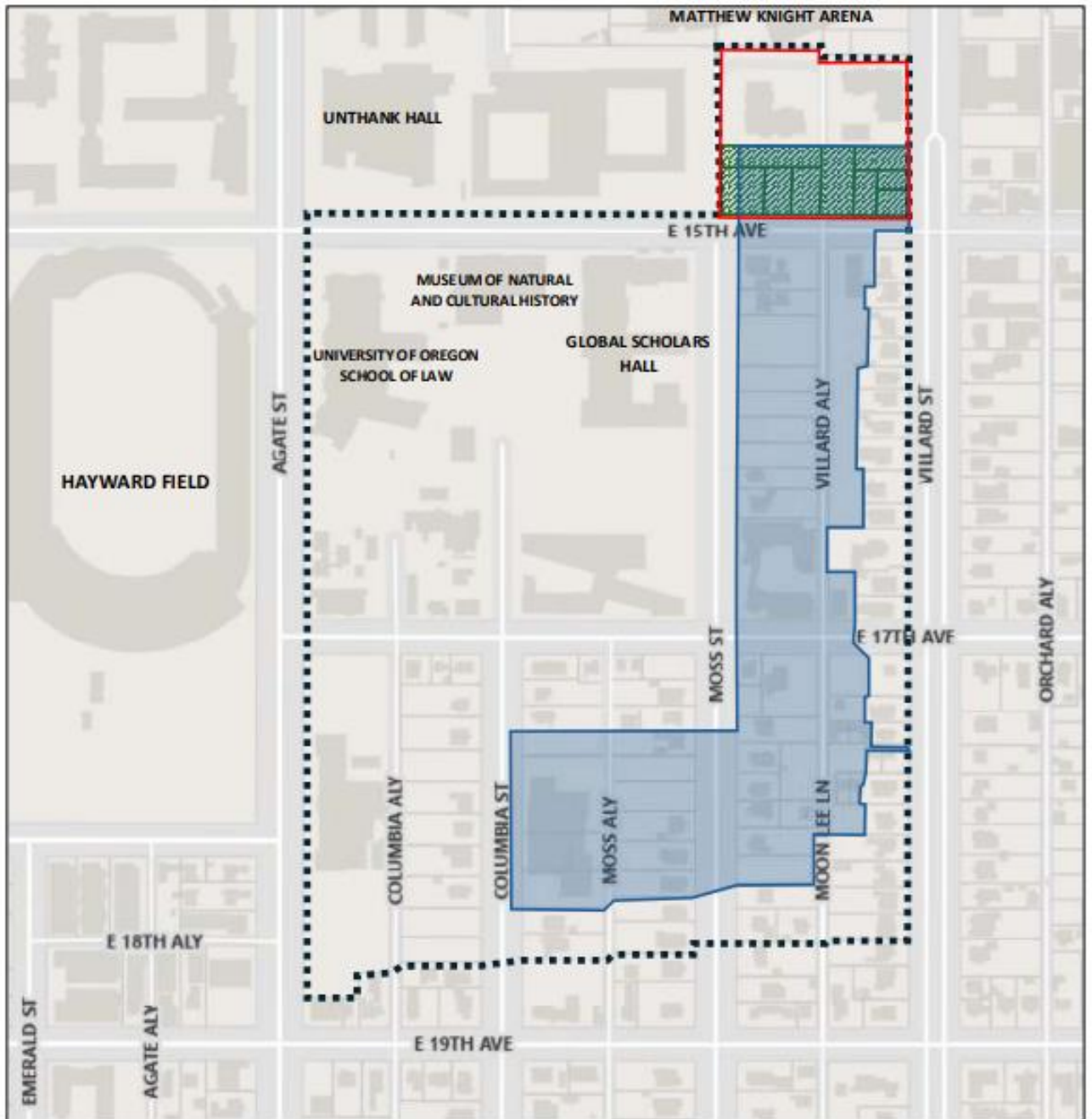
Staff Contact: Brai Black, Associate Planner
Phone: 541-682-5437
Staff E-Mail: BBlack@Eugene-or.gov



Vicinity Map

East Campus University of Oregon

Refinement Plan Amendment, Code Amendment, Zone Change



Refinement Plan Amendment Affected Area

Code Amendment Subject Properties

Refinement Plan Redesignation Subject Properties

Zone Change Subject Properties

Tax Lots

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

Created on 9/3/2025
by City of Eugene Planning Division



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FAIRMOUNT/UNIVERSITY OF OREGON SPECIAL AREA STUDY TEXT AND DIAGRAM; AMENDING SECTIONS 9.4205, 9.4215, 9.4220, AND 9.9570 OF THE EUGENE CODE, 1971; REZONING THE PROPERTY IDENTIFIED AS ASSESSOR'S MAP 17-03-33-32, TAX LOTS 07000, 07100, 07200, 07300, 07400, 07500, 07600, 07700, AND 07800 TO REMOVE THE /EC EAST CAMPUS OVERLAY ZONE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The text of the Fairmount/University of Oregon Special Area Study (SAS) as adopted by Resolution No. 3719 and amended by Ordinance Nos. 20312 and 20460, is further amended as follows:

(a) The second-to-last paragraph in the "Introduction to the Plan Area" subsection of Section I ("Introduction, Overview, and Goals") of the SAS is amended to provide as follows:

INTRODUCTION TO THE PLAN AREA

This Special Area Study contains select policies from the University of Oregon's 2003 East Campus development policy, [with updates informed by the 2024 East Campus Area Plan](#), affecting land owned by the University. These policies are contained in the land use section of this Special Area Study. The University policies not adopted into this Special Area Study will guide the University in its planning and decision making regarding public facilities and services in the east campus area. The Special Area Study will be consulted in the public's evaluation of private and public development requests. It is intended that this Special Area Study will gain wide circulation so that the private sector and the University, as well as other institutional and commercial land holders, will consult and take guidance from this plan in forming plans that have an effect in this area.

(b) The "Planning Process" subsection of Section I ("Introduction, Overview, and Goals") of the SAS is amended to provide as follows:

The Planning Process

In 2002, the University of Oregon began a comprehensive update of its east campus development policy. The goal of the update was to provide for the future campus land needs without diminishing the quality of the surrounding neighborhood. Since the 1982 adoption of the SAS, the University has developed numerous facilities within the east

campus area (~~Knigh Law School, Museum of Natural History, Graduate Student Housing, East Campus Children's Center~~ William M. Knight Law School, Museum of Natural & Cultural History, Vivian Olum Child Development Center, and graduate student housing). The area's development potential, as constrained by SAS policies, University East Campus policies, and University Long Range Development Plan policies, had been almost maximized.

The amended Land Use Diagram (Map 6) reflects the expanded Institutional area, ~~Limited High Density Residential~~ Limited Institutional area, and Low Density Residential buffer established to meet the goal of the policy update. An explanation of the process used to develop the University's updated East Campus Development Policy is contained in Section II. E of this Plan.

In May 2005, the City of Eugene, in cooperation with the University of Oregon and the State of Oregon, initiated a planning process for an area along Franklin Boulevard known as "Walnut Station" which included the area between Franklin Boulevard and East 15th Avenue that had been studied as part of the Fairmount/University of Oregon Special Area Study. The first phase of the Walnut Station project focused on developing a common vision for that study area. The second phase of the Walnut Station project began in October 2006 and focused on development of a mixed use development plan (also known as a specific area plan). The Walnut Station Specific Area Plan was adopted in 2010 and included strategies for the area based on the foundation laid out in the visioning process which included:

- Redesign of Franklin Boulevard to support the pedestrian and transit-friendly mixed use development concept;
- Improvements to the pedestrian and bicycle circulation systems;
- Redesign of side streets to improve operations, parking capacity and appearance of the other streets within the study area;
- Identification of appropriate development patterns and intensities of development within the area.

With the adoption of the Walnut Station Specific Area Plan, the City Council removed from the Fairmount/University of Oregon Special Area Study most of the area north of East 15th Avenue. The Land Use Diagram (Map 6) reflects the Fairmount/University of Oregon Special Area Study boundaries after the removal of Walnut Station area's Commercial, Office and Low or Medium Residential areas.

In moving these properties from the Fairmount/University of Oregon Special Area Study to the Walnut Station Specific Plan and Special Area Zone, careful consideration was given to the Metro Plan Diagram as refined by the Fairmount/University of Oregon Special Area Study and to the zoning conditions at that time. As East 15th Avenue acts as a transition from primarily commercial zoning and uses, special emphasis was placed on East 15th Avenue as a transition edge. Development standards adopted for the Walnut Station Special Area Zone include a height step-down to three stories along East 15th Avenue, and an increased setback from 0 to 10' to match residential properties across the street and design standards were included to provide a residential scale. Policies relevant to these properties were also included in the Walnut Station Specific Area Plan.

In 2023, the University began a second update to its policies for the east campus area. The updates from this process resulted in the East Campus Area Plan, which the University adopted in December 2024. The East Campus Area Plan’s goal, which continues to align with the goals of this Plan, is to meet the needs of the growing student population without diminishing the quality of the surrounding neighborhood Area.

The University-owned properties north of 15th are redesignated from Limited Institutional to Institutional Use to reflect their development as high-density housing, and the description of the Limited Institutional area is amended to allow university and college dormitories (residence halls). An explanation of the process used to develop the University’s updated East Campus Area Plan is contained in Section II. E of this Plan.

(c) Paragraph 8 under the “Land Use” heading in the “Goals for the Fairmont Special Area Study” subsection of Section I (“Introduction, Overview, and Goals”) of the SAS is amended to provide as follows:

GOALS FOR THE FAIRMOUNT SPECIAL AREA STUDY

LAND USE

8. To respond to the need expressed in the Metro Plan for institutional use along Agate Street in the zone of University land ownership, and to provide that non-institutional, limited high density residential and limited institutional uses serve as a buffer between intensive institutional uses and the existing single-family residential area south of 15th Avenue or east of the University East Campus ~~Limited High Density Residential/Limited Institutional~~/Limited Institutional area.

(d) The “Introduction” subsection of Section II (“Land Use”) of the SAS is amended to provide as follows:

II. LAND USE SECTION

Introduction

This section examines how land within the special study area should be used and shared by the institutions, businesses, and housing and how the residential uses should be protected and upgraded so that their coexistence and compatibility with other uses is ensured.

The Fairmount Special Study Area is situated between a wide variety of land uses: its edges are Hendricks Park to the east, the University’s Hayward Field and athletic fields to the west, commercial activities along Franklin Boulevard to the north, and single-family residential uses south of 19th Avenue. Generally, the University ownership extends from Agate Street to Villard Street and from about 14th Avenue to about 18th Avenue. The area between 15th and 17th avenues, and Agate and Moss streets consists of institutional University uses and parking, with the University ownership between Moss Street and

Villard Street being primarily devoted to residential uses. The area east of Moss Street and south of 17th Avenue is primarily devoted to single-family residential development. The land between 15th Avenue and Franklin Boulevard is generally devoted to ~~commercial enterprises and includes Williams Bakery and Romania Chevrolet. There are some non-residential uses on the south side of 15th Avenue; these are Tommy Williams Florist at 15th Avenue and Walnut Street and Maude Kerns Art Center at 15th Avenue and Villard Street. The State Department of Transportation owns land east of Walnut Street and north of 15th Avenue, and this land contains the East Eugene office of the State Department of Motor Vehicles, the Eugene office of the Oregon State Police, the District Engineer's office, and the maintenance facility of the Highway Division. Condon/Magnet Arts Elementary School lies south of 17th Avenue fronting on Agate Street~~ University uses, parking, residential uses, and commercial uses. University uses include Matthew Knight Arena and Ford Alumni Center. Residential uses include the East Campus Graduate Village, Orchard Crossing Apartments, and other smaller apartment buildings. South of ~~Condon Agate Hall~~ at the 19th Avenue and Agate Street intersection is a neighborhood commercial node which contains food services, as well as other neighborhood-oriented businesses. Agate Playground, a University park and open space area, is located on Agate Street between Agate Hall and commercial businesses on 19th Avenue. There is a small City park (called Fairmount Park) at the southwest corner of 15th Avenue and Fairmount Boulevard.

(e) Policy Nos. 2, 3 and 6 under the "General Policies" subsection of Section II ("Land Use") of the SAS are amended to provide as follows:

General Policies

2. With the exception of 1) the "Institutional Area" ("I" on the Land Use Diagram), and 2) the ~~Limited High Density Residential/ Limited Institutional Area ("LHDR/LI" on the Land Use Diagram)~~ Limited Institutional Area ("LI" on the Land Use Diagram), non-residential zoning shall not be expanded in the study area.
3. With the exception of University lands designated as "Institutional" or ~~"Limited High Density Residential/Limited Institutional"~~ "Limited Institutional," zone changes to increase residential density or commercial intensity are not supported by this plan.

6. The University, City, and Fairmount Neighbors shall continue their participation in the University/Community Liaison Committee. The University shall continue to attend meetings of the Fairmount Neighborhood Association as needed to inform the association about updates to the East Campus Area Plan.

(f) Policy Nos. 1 and 2 under the subsection A ("The Core Residential Area") of Section II ("Land Use") of the SAS are amended to provide as follows:

A. THE CORE RESIDENTIAL AREA

Policies

1. With the exception of 1) the “Institutional Area” (“I” on the Land Use Diagram); and 2) the ~~Limited High Density Residential/ Limited Institutional Area (“LHDR/LI” on the Land Use Diagram)~~ Limited Institutional Area (“LI” on the Land Use Diagram), non-residential zoning shall not be expanded in the study area.
2. With the exception of University lands designated as “Institutional” or ~~“Limited High Density Residential/Limited Institutional”~~ “Limited Institutional,” zone changes to increase residential density or commercial intensity are not supported by this plan.

(g) Policy No. 1 of subsection C (“The 19th and Agate Neighborhood Commercial Development”) of Section II (“Land Use”) of the SAS is amended to provide as follows:

C. THE 19TH AND AGATE NEIGHBORHOOD COMMERCIAL DEVELOPMENT

Policies

1. With the exception of 1) the “Institutional Area” (“I” on the Land Use Diagram), and 2) ~~the Limited High Density Residential/ Limited Institutional Area (“LHDR/LI” on the Land Use Diagram)~~ Limited Institutional Area (“LI” on the Land Use Diagram), non-residential zoning shall not be expanded in the study area.

(h) The “Description and Statement of the Problem” subsection of subsection E (“The University of Oregon Lands”) of Section II (“Land Use”) is amended to provide as follows:

E. THE UNIVERSITY OF OREGON LANDSDescription and Statement of the Problem

University ownership extends into a substantial portion of the Core Residential Area. The University owns most (but not all) of the properties between Agate and Villard streets and between where 14th Avenue would be to within two to three house lots of 19th Avenue on the south (see Map 6). Purchase of remaining private properties within that zone continues, in accord with the University’s formally adopted plans for future development.

When the purchasing of properties east of Agate Street began, it was with the expectation of continuous expansion. Certain areas were cleared of the houses on them with that immediate need in view. However, short-range conditions changed, expansion of the campus-proper in that direction came to a halt, and the need for growing space was seen as lying somewhat farther in the future. Thus, the University has become a landlord of several blocks of single-family type houses and the owner of a parking lot which had been formed on the cleared lands.

Years of uncertainty about University intentions with regard to this large tract of property directly within the neighborhood has had an effect upon owners of adjacent and nearby properties, and to a lesser degree, upon the Fairmount neighborhood as a whole. Compounding the effect was the steady erosion of the appearance of the University-

owned houses. Growth of the campus also brought increased traffic and many automobile-related problems, such as storage of cars on neighborhood streets and daytime parking by commuting University students who have not purchased University parking permits.

Through efforts made by the Fairmount Neighbors Planning Committee and by representatives of the University Planning Office ([now Office of Campus Planning](#)), the University of Oregon Plan for Development: East Campus Area, was developed and included as part of this section in the 1982 Plan. Pertinent policies contained in that Plan for Development were endorsed by the Fairmount Neighbors Special Area Planning Committee and parallel policies adopted for its special area plan. Future cooperation between the University and the neighborhood may bring diminution of some of the other persistent problems.

The 1982 University Development Policy was in place for 20 years. It accomplished evolution of the campus through an orderly pattern in which increased intensity of land use proceeded without “leapfrogging.”

In 2002, the University of Oregon began a comprehensive update of its East Campus Development Policy. The goal of the update was to provide for the future campus land needs without diminishing the quality of the surrounding neighborhood. Since the 1982 adoption of the SAS, the University has developed numerous facilities within the East Campus area (Knight Law School, Museum of Natural History, Graduate Student Housing, East Campus Children’s Center). The area’s development potential, as constrained by SAS policies, University East Campus policies, and University Long Range Development Plan policies, had been almost maximized.

The amended Land Use Diagram (Map 6) reflects the expanded Institutional area, Limited High Density Residential/Limited Institutional area, and Low Density Residential buffer established to meet the goal of the 2003 University East Campus policy update. The University utilized an extensive public involvement process in forming the update, including numerous open houses, meetings, and mailings to the Fairmount neighbors and the neighborhood organization. Neighbor comments were considered in the development of the University’s 2003 East Campus Development Policy and were incorporated into the policy as appropriate. The East Campus Development Policy was adopted by the President’s Office in April 2003 but was not adopted by the Eugene City Council. Future projects in the area will likely include support services, such as housing, offices and research space, that do not need to be within the University’s established 7-minute walking distance of the core instructional area.

In September 2003, the University submitted an application to amend the 1982 Fairmount/University of Oregon Special Area Study for the purpose of incorporating changes in the plan made necessary by the University’s adoption of the 2003 East Campus Development Policy. Commenting on the application, the Fairmount Neighborhood Association expressed concerns about the effectiveness of the proposed East Campus Development Policy in mitigating the impacts of University development on the surrounding neighborhood. The association subsequently commissioned the Fairmount Neighborhood Association East Campus Committee (Committee) to represent the neighborhood interests in the public hearing process. The Committee submitted testimony commenting on each of the University’s individual proposals. While the Committee expressed support for many of the ideas and proposals put forth in the

application, they also suggested modifications to certain policies or plan text and replacements or additions to other policies and text.

Following the public hearing, the City engaged University staff and Committee representatives in a mediation process to seek agreement and resolve differences on the proposed policy and text amendments. Agreement between the University and Committee was reached on most of the issues discussed; those agreements are reflected in the maps, policies and other text adopted through this amendment process.

In 2023, the University of Oregon began a second update to its policies for the East Campus Area. The updates from this process resulted in the East Campus Area Plan, adopted by the President's Office in December of 2024. The goal of the update was to meet the needs of the growing student population without diminishing the quality of the surrounding neighborhood. After approximately 20 years of successfully developing projects under the 2004 land use policies, it became clear that the University's future development needs could not be met without altering the 2004 policies that define allowed uses and development densities for university-owned lands. With limited amounts of land remaining within the central academic core that must be reserved for future academic instructional functions, future student housing and support services were left without viable development sites.

The process of developing the East Campus Area Plan included extensive public involvement activities. This engagement included outreach to community members; small group sessions with local neighborhood associations and business owners; open house events for residents, students, and other stakeholders; ongoing communication with representatives from the City of Eugene; and meetings with affected university departments and programs.

In March 2025, the University submitted an application to amend the 1982 Fairmount/University of Oregon Special Area Study for the purpose of incorporating changes in the plan made necessary by the University's adoption of East Campus Area Plan.

(i) Policy No. 1 under the "East Campus Area" subsection of subsection E ("University of Oregon Lands") of Section II ("Land Use") of the SAS is amended, policy no. 9 of that subsection is amended and renumbered, policy nos. 6, 7, and 8 of that subsection are renumbered, and policy no. 5 of that subsection is deleted to provide as follows:

Policies – East Campus Area

1. The City of Eugene and the Fairmount Neighbors recognize the current University-adopted ~~East Campus Policy~~ East Campus Area Plan as a statement of University policy.

4. The City shall encourage the University to develop its high- and medium-density residential units with concern for adequate parking and appropriate parking solutions, regard for landscaping, and consideration of the impact on the rest of the neighborhood.

~~5. The City shall encourage the University to consolidate nonresidential uses that currently are scattered throughout the area into the portions of the plan area reserved for institutional use, returning structures thus vacated to residential use.~~

~~6~~5. On University-owned East Campus lands within the state-approved University boundary, the following policies shall apply in the Low Density Residential area:

(e) The Low Density Residential area along the south edge of the East Campus Area may be developed as passive or active open space.

(f) Conditional uses shall not exceed a total of 35,000 square feet within the Low Density Residential area.

~~7~~6. The University shall ensure long-term maintenance for street-front landscaping on University-owned properties along Villard Street.

~~8~~7. In an effort to maintain the Fairmount Neighborhood's character, the University shall consider contributing ranked historic houses that must be moved from other areas within the state-approved University lands due to development plans for infill projects, or to replace a non-contributing house in the University-owned Low Density Residential area, if feasible.

~~9~~8. The City shall attach the site review overlay zone to the University's properties at the northwest corner of 15th and Villard. ~~In addition, Site Review shall be required for new development within 100 feet of the one privately owned, owner occupied parcel within the /EC East Campus Overlay Zone (TL 3400, map 17-03-32-44) as long as the property is privately owned.~~

(j) Proposal 1 of the "Proposal—East Campus Area" subsection of subsection E ("University of Oregon Lands") of Section II ("Land Use") of the SAS is amended to provide as follows:

Proposal--East Campus Area

1. The City shall attach the site review overlay zone to the University's properties at the northwest corner of 15th and Villard and shall apply a special East Campus Overlay Zone specifying height limitations in the area designated as ~~Limited High Density Residential/Limited Institutional~~ on the Land Use Diagram. ~~In addition, Site Review shall be required for new development within 100 feet of the one privately owned parcel within the /EC East Campus Overlay Zone that is owner occupied (TL 3400, Map 17-03-32-44, a portion of Parcel 1, Block 17, Fairmount Addition), as long as the property is privately owned.~~

(k) The “University of Oregon Development Policy: East Campus Area” subsection of Section II (“Land Use”) of the SAS is amended to provide as follows:

The University adopted an updated ~~East Campus Development Policy in 2003~~ [East Campus Area Plan in 2024](#). It is generally consistent with the policies, text, and land use diagram contained within this plan as amended. The University will use the updated ~~policy plan~~ for its internal development review process. Select policies contained within the ~~2003 University East Campus Development Policy~~ [2024 East Campus Area Plan](#) have been adopted within this special area study. All applicable City of Eugene regulations remain in effect.

(l) The “Residential,” “Institutional” and “Limited Institutional” descriptions in the “Land Use Diagram Text” subsection of Section II (“Land Use”) of the SAS are amended to provide as follows:

LAND USE DIAGRAM TEXT

Low-Density Residential (L)

This area generally encompasses the south and east portions of the special study area. This area is to remain in low density residential use with emphasis on preserving and maintaining the single family character which currently exists and is considered an integral part of the neighborhood. On University-owned lands within the state approved University boundary, the limitations on Conditional Uses described in Policy #~~5~~6 of the University of Oregon Lands Policies - East Campus Area apply. Maintaining the symmetry along Villard Street between 15th and 19th Avenues is important. However, the University-owned Low Density Residential area not facing Villard Street may be developed as passive or active open space to provide a buffer from the adjacent low density residential area.

Institutional (I)

The institutional area contains a number of uses including [but not limited to](#) automobile parking, residence halls, various University offices and uses, a fire station, and Agate Hall. The entire area is owned by the University (State Board of Higher Education) with the exception of 2 privately owned residential lots. All University related uses are allowed in this area.

~~Limited High-Density Residential / Limited Institutional (LHDR/LI)~~ [Limited Institutional \(LI\)](#)

This area serves as a transition between the more intensive institutional uses to the west and north and the low density residential development to the east and south. ~~Future uses include university housing (excluding dorms) and support services such as offices, outdoor recreation uses, storage, parking, and open space.~~ [This area provides development opportunities for a mix of university-owned, high-density student housing, including residence halls and institutional uses. Addressing on-campus student housing needs shall have priority.](#) Development will be regulated by the Eugene Code, including an East Campus Overlay Zone where it has been applied, specifying special development

standards for this area, and by the University's East Campus ~~Policies~~ [Area Plan](#) (see ~~East Campus Policy~~ [East Campus Area Plan](#) adopted by the University for detail).

(m) Policy No. 2 under subsection A ("Traffic Circulation") of Section III ("Transportation and Parking") of the SAS is amended to provide as follows:

A. Traffic Circulation

Policies

2. Primary vehicular access to the [former](#) Oregon Department of Transportation Lands, [which now contains UO Parking, UO Transportation Services, and UO Police Department](#), should minimize impact on nearby residences and Fairmount Park.

Section 2.

(a) The Fairmount/University of Oregon Special Area Study Land Use Diagram (Map 6) is replaced with the Land Use Diagram attached to this Ordinance as Exhibit A.

(b) The properties depicted on the Fairmount/University of Oregon Special Area Study Land Use Diagram (Map 6) are redesignated as shown in Exhibit B to this Ordinance; from "Limited High Density Residential/Limited Institutional" to "Institutional" and as shown in Exhibit C to this Ordinance; from "Limited High Density Residential/Limited Institutional" to "Limited Institutional."

Section 3. Section 9.4205 of the Eugene Code, 1971, is amended to provide as follows:

9.4205 /EC East Campus Overlay Zone Siting Requirements.

If consistent with the approval criteria in EC 9.8865 Zone Change Approval Criteria, the /EC Overlay Zone may be applied to the area depicted as ~~Limited High Density Residential~~/Limited Institutional on the Fairmount/University of Oregon Special Area Study Land Use Diagram.

Section 4. Subsection (1) of Section 9.4215 of the Eugene Code, 1971, is amended by deleting subsection (1)(c) and renumbering subsections (1)(d) through (1)(s) to provide as follows:

9.4215 /EC East Campus Overlay Zone Prohibited Uses and Special Use Limitations.

(1) *Prohibited Uses.*

(a) Structured parking.

(b) Broadcasting studios including commercial and public education.

~~(c) University and college dormitories.~~

(~~c~~d) Fraternities and sororities.

(~~e~~d) Hospitals.

(~~f~~e) Retail use requiring a Transportation Impact Analysis.

(~~f~~f) Manufacturing and assembly uses.

(~~g~~g) Arenas.

(~~h~~h) Heliports and helistops.

(~~i~~i) Recycling and large collection facilities.

(~~j~~j) Recycling scrap and dismantling yards.

(~~k~~k) Race tracks, including drag strips and go-cart tracks.

(~~m~~l) Sewage treatment plants.

(~~n~~m) Correctional facilities.

(~~n~~n) Parking lots exceeding 100 spaces.

(~~o~~o) Service stations.

(~~p~~p) Mineral resource mining.

(~~q~~q) Blood banks.

(~~r~~r) Plasma centers.

Section 5. Subsection (2) of section 9.4220 of the Eugene Code, 1971, is amended to provide as follows:

9.4220 /EC East Campus Overlay Zone Development Standards.

(2) *Building Height.* Within the /EC East Campus Overlay Zone, a building within ~~60~~⁷⁵ feet of an R-1 Low Density Residential zone shall not exceed ~~30~~⁴⁵ feet in height. All other buildings shall not exceed ~~45~~⁸⁵ feet in height.

Section 6. Subsections (2), (3) and (5) of section 9.9570 of the Eugene Code, 1971, are amended to provide as follows:

9.9570 Fairmount/U of O Special Area Study Policies.

(2) *University of Oregon Lands Policies (East Campus Area).*

(a) The City of Eugene and the Fairmount Neighbors recognize the current University-adopted East Campus ~~Policy~~^{Area Plan} as a statement of University policy governing land use in the East Campus Area. (Policy 1)

(b) The City shall encourage the University to use its property in East Campus in an orderly fashion: intensity of use will be greatest near the already dense Central Campus Area (Agate Street and 15th Avenue) and become less intense as the properties approach low-density residential uses. (Policy 2)

(c) The City shall encourage the University to use its lands currently zoned PL (Public Land District) with energy and space efficient structures and land-use patterns. (Policy 3)

(d) The City shall encourage the University to develop high – and medium-density residential units with concern for adequate parking and appropriate parking solutions, regard for landscaping, and consideration of the impact on the rest of the neighborhood. (Policy 4)

~~(e) The City shall encourage the University to consolidate nonresidential uses that currently are scattered throughout the area into the portions of the plan area reserved for institutional use, returning structures thus vacated to residential use. (Policy 5)~~

~~(f)~~ On University-owned East Campus lands within the state approved University boundary, the following policies shall apply in the Low Density Residential area:

5. The Low Density Residential area along the south edge of the East Campus Area may be developed as passive or active open space. (Policy ~~6~~⁵)

6. Conditional uses shall not exceed a total of 35,000 square feet within the Low Density Residential area.

(~~g~~) The University shall ensure long-term maintenance for street-front landscaping on University-owned properties along Villard Street. (Policy ~~76~~)

(~~h~~) In an effort to maintain the Fairmount Neighborhood's character, the University shall consider contributing ranked historic houses that must be moved from other areas within the state-approved University lands due to development plans for infill projects, or to replace a non-contributing house in the University-owned Low Density Residential area, if feasible. (Policy ~~87~~)

(~~i~~) The City shall attach the site review overlay zone to the University's properties at the northwest corner of 15th and Villard. ~~In addition, Site Review shall be required for new development within 100 feet of the one privately-owned, owner-occupied parcel within the /EC East Campus Overlay Zone (TL-3400, Map 17-03-32-44) as long as the property is privately-owned.~~ (Policy ~~98~~)

(3) *Traffic Circulation Policies.*

(a) The adverse effects of motor vehicle movement shall be mitigated as much as possible. (Policy ~~21~~)

(b) Traffic management techniques shall continue to be used and new techniques developed to reinforce the idea of a hierarchy of streets in the plan area. Some streets shall combine their local, collector, or arterial function with a role as primary pedestrian or bicycle ways. The use of low-volume, local neighborhood streets for through movements by truck and heavy construction equipment shall be discouraged. (Policy ~~42~~)

(c) By March, 2005, the City shall initiate a study of Agate Street between Franklin Boulevard and 19th Avenue. That study, conducted jointly with the University and the Fairmount Neighborhood Association, shall identify strategies to improve the function and carrying capacity of Agate according to the City criteria for its designated street classification. The City will implement the necessary changes. The University will participate in those improvements as development occurs and as required by the City code, to the extent that the University is directly responsible for the needed improvements. (Policy ~~64~~)

(d) The City, with the cooperation of the University and the Fairmount Neighborhood Association, shall initiate an area-wide traffic calming study for the streets within the Fairmount/University of Oregon Special Area Study boundary to determine appropriate mitigation for through-traffic utilizing neighborhood streets. Such study shall be initiated prior to December, 2008, subject to availability of funds. In the event that the City updates the Central Area Transportation Study (CATS) prior to 2008, the City shall fund and initiate an area-wide traffic calming study as part of the CATS update to determine appropriate mitigation measures for the subject area. (Policy ~~75~~)

(e) If a Traffic Impact Analysis that is required by the City Code projects that a proposed development will increase traffic on streets within the single-family neighborhood to the east and south of University-owned land, the City shall require the applicant to mitigate those impacts through use of traffic calming strategies or other mechanisms designed to discourage through traffic. (Policy ~~86~~)

(f) With the exception of alleys, vacations of streets within the state-approved University East Campus boundary should not be permitted, unless the applicant, at his or her expense, provides to the City a local street connection study that demonstrates how the proposed street system remaining after such vacation meets the intent of the Eugene Code street connectivity provisions and that such vacation will not increase traffic volumes on local residential streets. (Policy [97](#))

(5) *Bicycle and Pedestrian Policies.* Existing and future businesses shall be encouraged to provide safe and covered bicycle parking for employees and patrons. (Policy [31](#)) The use of bicycles, mass transit, walking, carpooling, and other appropriate alternative modes of transportation, especially by employees working in the plan area, shall be actively encouraged and provided for in order to reduce automobile dependence and alleviate traffic and parking problems. (Policy [42](#))

Section 7. The property identified as Assessor's Map 17-03-33-32, Tax Lots 07000, 07100, 07200, 07300, 07400, 07500, 07600, 07700, and 07800 is rezoned to remove the /EC East Campus Overlay Zone from the property as more particularly shown in Exhibit D attached to this Ordinance.

Section 8. The findings set forth in Exhibit E attached to this Ordinance are adopted as findings in support of this Ordinance.

Section 9. 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 10. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by the Oregon Land Use Board of Appeals or a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof. Further, if this Ordinance is remanded back to the City Council for further action by the Oregon Land Use Board of Appeals or a court of competent jurisdiction, those sections,

subsections, sentences, clauses, phrases, or portions that do not require action on remand shall be deemed separate, distinct, and independent provisions and such remand shall not affect their validity or effect.

Section 11. This Ordinance shall take effect pursuant to Section 32 of the Eugene Charter 2002, or on the date of its acknowledgement as provided in ORS 197.625, whichever is later.

Passed by the City Council this
___ day of April, 2026

Approved by the Mayor this
___ day of April, 2026

City Recorder

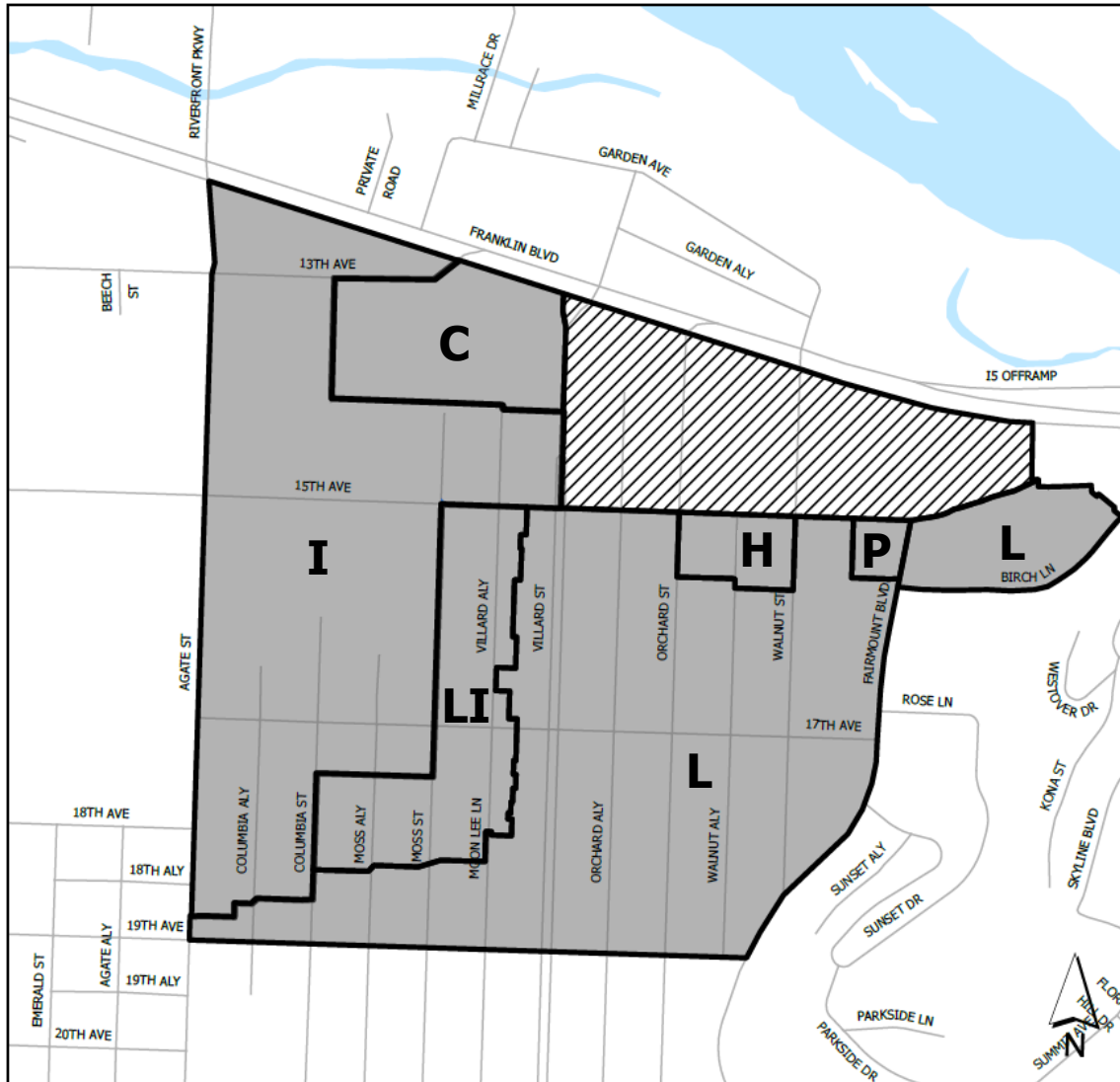
Mayor

Exhibit A


Map 6

Land Use Diagram

(Generalized Future Land Use Patterns)



- I** Institutional
- LI** Limited Institutional
- C** Commercial
- L** Low Density Residential
- H** High Density Residential
- P** Parks/Open Space

 Area removed from the Fairmount/University of Oregon Special Area Study Land Use Diagram and included in the Walnut Station Specific Area Plan by Ordinance No. 20460 (2010)

Fairmount Special Area Study

Fairmount/University of Oregon Special Area Study Land Use Diagram Redesignation		
Map / Tax Lot	Previous Designation	New Designation
17-03-33-32 / 06600	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07000	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07100	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07200	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07300	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07400	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07500	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07600	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07700	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07800	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 08100	Limited High Density Residential / Limited Institutional	Institutional

Fairmount/University of Oregon Special Area Study Land Use Diagram Redesignation		
Map / Tax Lot	Previous Designation	New Designation
17-03-33-33 / 06900	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 07200	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 07600	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 07700	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 07800	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 07900	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08000	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08100	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08200	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08300	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08400	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08500	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08600	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08800	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08900	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09001	Limited High Density Residential / Limited Institutional	Limited Institutional

17-03-33-33 / 09002	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09103	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09104	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09105	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09108	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09400	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 12500	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 04302	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 04303	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 05900	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 06000	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 06101	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 06102	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 06103	Limited High Density Residential / Limited Institutional	Limited Institutional

East Campus University of Oregon Zone Change		
Map / Tax Lot	Previous Zoning	Adopted Zoning
17-03-33-32 / 07000	PL Public Land /SR Site Review Overlay /EC East Campus Overlay	PL Public Land /SR Site Review Overlay
17-03-33-32 / 07100	PL Public Land /SR Site Review Overlay /EC East Campus Overlay	PL Public Land /SR Site Review Overlay
17-03-33-32 / 07200	PL Public Land /SR Site Review Overlay /EC East Campus Overlay	PL Public Land /SR Site Review Overlay
17-03-33-32 / 07300	PL Public Land /EC East Campus Overlay	PL Public Land
17-03-33-32 / 07400	PL Public Land /EC East Campus Overlay	PL Public Land
17-03-33-32 / 07500	PL Public Land /EC East Campus Overlay	PL Public Land
17-03-33-32 / 07600	PL Public Land /EC East Campus Overlay	PL Public Land
17-03-33-32 / 07700	PL Public Land /SR Site Review Overlay /EC East Campus Overlay	PL Public Land /SR Site Review Overlay
17-03-33-32 / 07800	PL Public Land /SR Site Review Overlay /EC East Campus Overlay	PL Public Land /SR Site Review Overlay

FINDINGS
Refinement Plan Amendment, Code Amendment, Zone Change

APPLICATION OVERVIEW

Name (File Numbers): East Campus University of Oregon
(RA 25-01, CA 25-02, Z 25-03)

This ordinance amends the Fairmount/University of Oregon Special Area Study, amends the Eugene Code, and changes the zoning of several properties. The area affected by this ordinance is located generally between Agate Street, Villard Street, East 15th Avenue, and East 19th Avenue, and consists of 50 tax lots totaling approximately 10.25 acres (subject area).

Background

In recent years, the University of Oregon has identified a need for increased housing development potential on and near campus, specifically with regard to increasing enrollment and student housing demand. As an outcome of the University's review of its internal development policies, the University of Oregon proposed a package of Code Amendments, Refinement Plan Amendments, and Zone Changes, to increase housing development potential within the /EC East Campus Overlay Zone.

The general intent of the Refinement Plan Amendment is to update several sections of the Fairmount/University of Oregon Special Area Study, the City's adopted neighborhood plan applicable to the subject area, to align with the University's East Campus Area Plan, a land use plan created by the University of Oregon, specifically with regard to the current and future housing needs of the University.

The Refinement Plan Amendment also includes changes to the Fairmount/University of Oregon Special Area Study's (SAS's) Generalized Future Land Use Diagram. The changes include the redesignation of eleven properties from Limited High Density Residential / Limited Institutional (LHDR/LI) to Institutional (I) and redesignation of thirty properties from Limited High Density Residential / Limited Institutional (LHDR/LI) to Limited Institutional (LI). The companion Zone Change removes the /EC East Campus Overlay Zone from nine properties.

The /EC East Campus Overlay Zone, which applies to properties previously designated as Limited High Density Residential / Limited Institutional (LHDR/LI), and now designated Limited Institutional (LI), in the SAS, was created to implement the Fairmount/University of Oregon Special Area Study by providing for a land use transition between the eastern portion of the

University of Oregon campus and the adjacent low-density residential neighborhood to the east and south. The Code Amendment updates the sections of the Eugene Code governing the /EC East Campus Overlay Zone and updates the SAS policies included in the Code to ensure consistency between those policies in the Code and the SAS.

This ordinance removes the prohibition on dormitory uses in the LHDR/LI (now LI) area and the /EC East Campus Overlay from both the SAS and the Eugene Code.

FINDINGS

The applications for a Refinement Plan Amendment, Code Amendment, and Zone Change were processed concurrently, pursuant to EC 9.8005. The following findings address the proposal and the applicable approval criteria at EC 9.8424, EC 9.8065, and EC 9.8865. Those criteria are provided below (in **bolded text**), including findings addressing compliance with each.

REFINEMENT PLAN AMENDMENT

EC 9.8424(1) The refinement plan amendment is consistent with all of the following:

EC 9.8424(1)(a) Statewide planning goals.

Goal 1: Citizen Involvement - To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The City has acknowledged procedures for adoption of quasi-judicial land use decisions, located in Eugene Code (EC) 9.7050, 9.7400 through 9.7455, and 9.7065 through 9.7095, which ensure the opportunity for community members to be involved in all phases of the quasi-judicial land use decision process and set out the requirements for such involvement. The amendments to the Fairmount/University of Oregon Special Area Study (Refinement Plan Amendments) do not amend or otherwise affect the City's adopted citizen involvement program. The process for adoption of the Refinement Plan Amendment, Code Amendment, and Zone Change is consistent with the City's acknowledged procedures for quasi-judicial land use decisions.

The City of Eugene Land Use Code implements Statewide Planning Goal 1 by requiring that notice of the proposed amendments be given and public hearings be held prior to adoption. The applicable notice and opportunities to submit testimony on the application include:

- A pre-application Neighborhood/Applicant Meeting (held on September 23, 2024).
- Notice to the Oregon Department of Land Conservation and Development (DLCD) was originally provided on August 20, 2025, and updated notices were sent to DLCD on August 26, September 9, and September 19, 2025.
- Notice was sent to Lane County and the City of Springfield (September 19, 2025).

- Public notice of the Planning Commission Public Hearing on the applications was provided, including: mailing notice to the applicant, adjacent property owners, all neighborhood associations in Eugene, and interested parties (mailed September 19, 2025); and posting of the notice on properties in the subject area (October 6, 2025).
- The Planning Commission held a public hearing on October 21, 2025, and received testimony at that hearing. The Planning Commission then held the record open for three weeks for additional evidence and argument.
- On November 18, 2025, the Planning Commission deliberated and provided a recommendation to the Eugene City Council that the City Council approve the applications.
- Public notice of the City Council Public Hearing on the applications was mailed to the applicant, the property owner(s), any person who submitted written or oral testimony in a timely matter during the Planning Commission hearing process, and any person who requested notice of the Planning Commission's decision. (Mailed January 9, 2026). Consistent with the requirements of the Eugene Charter, notice was also published in the Register-Guard newspaper and posted on the City's website at least ten business days prior to the public hearing.
- The City Council held a public hearing on January 20, 2026, and received testimony at that hearing. In response to a request to hold the record open, the Council passed a motion to hold the record open for three weeks for additional evidence and argument, with the last 7 days reserved for only the applicant as required by state law. During the time the record was open only to the applicant, the applicant proposed modifications to the Refinement Plan Amendment and Code Amendment applications.
- On March 9, 2026, the City Council reopened the record to accept evidence and argument from all parties on all three applications and directed the City Manager to schedule a public hearing for April 20, 2026, on an ordinance incorporating the applicant's proposed modifications.
- The City provided notice of the second City Council public hearing to the Oregon Department of Land Conservation and Development (DLCD) on March 16, 2026. The revised DLCD notice explained that the ordinance would be updated to reflect the changes proposed by the applicant, and that the City Council would hold a public hearing on the updated ordinance on April 20, 2026.
- Public notice of the April 20, 2026, City Council Public Hearing to consider the applications was mailed on April 10, 2026, to the applicant, the property owner(s), any person who submitted written or oral testimony in a timely matter during the Planning Commission or City Council public hearing processes, and any person who requested notice of the Planning Commission's recommendation and City Council's decision.

- On April 20, 2026, the City Council held a public hearing on an ordinance incorporating the modified Refinement Plan Amendment, the modified Code Amendment, and the Zone Change.

All noticing was conducted in accordance with Eugene Code requirements.

Additional public engagement opportunities were provided by the University as part of the University's work on the Next Generation Housing Development Plan and the 2024 East Campus Area Plan. The University engaged with the City of Eugene, the Fairmount Neighborhood Association, university groups, and community members, to inform the outcomes of its internal planning process. The University's public engagement efforts were intended to ensure that the proposed amendments would continue to meet the original goals of the Fairmount/University of Oregon Special Area Study and the amendments adopted through Ordinance Nos. 20312 and 20460.

Based on these findings, the Refinement Plan Amendment is consistent with Statewide Planning Goal 1.

Goal 2: Land Use Planning - To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Consistent with Statewide Planning Goal 2, the concurrent Refinement Plan Amendment, Code Amendment, and Zone Change applications are being processed according to Eugene's Land Use Code, which specifies the procedures and criteria applicable to review of the requests. The requested amendments to the Fairmount/University of Oregon Special Area Study text and diagram pertain to specific sites located within the Eugene City Limits. Therefore, the Refinement Plan Amendment application is subject to Type IV Application Requirements and Criteria, referenced at EC 9.7405, and the Refinement Plan Amendment Purpose, Applicability, General Requirements, and Approval Criteria at EC Sections 9.8421 through 9.8424.

The Goal 2 coordination requirement is met when the City engages in an exchange, or invites such an exchange, between the City and any affected governmental unit, and when the City uses the information obtained in the exchange to balance the needs of the citizens.

To comply with the Goal 2 coordination requirement, the City engaged in an exchange about the subject of these amendments with affected governmental units. Specifically, the City provided notice of the proposed action and opportunity to comment to the Oregon Department of Land Conservation and Development (DLCD), Lane County, the Oregon Department of Transportation and the City of Springfield.

There are no exceptions to Statewide Planning Goal 2 required for the Refinement Plan Amendment. Therefore, the amendment is consistent with Statewide Planning Goal 2.

Goal 3: Agricultural Lands - To preserve agricultural lands.

The Refinement Plan Amendment only affects property located within the Urban Growth Boundary and does not affect any land designated for agricultural use. Therefore, the amendment is consistent with Statewide Planning Goal 3.

Goal 4: Forest Lands - To preserve forest lands.

The Refinement Plan Amendment only affects property located within the Urban Growth Boundary and does not affect any land designated by the comprehensive plan for forest use. Therefore, the amendment is consistent with Statewide Planning Goal 4.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces - To protect natural resources and conserve scenic and historic areas and open spaces.

OAR 660-023-0250(3) provides: Local governments are not required to apply Goal 5 in consideration of a PAPA unless the PAPA affects a Goal 5 resource. For purposes of this section, a PAPA would affect a Goal 5 resource only if:

- (a) The PAPA creates or amends a resource list or a portion of an acknowledged plan or land use regulation adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5;*
- (b) The PAPA allows new uses that could be conflicting uses with a particular significant Goal 5 resource site on an acknowledged resource list; or*
- (c) The PAPA amends an acknowledged UGB and factual information is submitted demonstrating that a resource site, or the impact areas of such a site, is included in the amended UGB area.*

This Refinement Plan Amendment does not create or amend the City's list of Goal 5 resources; does not amend a code provision adopted to protect a significant Goal 5 resource or to address specific requirements of Goal 5; does not allow new uses that could be conflicting uses with a significant Goal 5 resource site; and does not amend the acknowledged Urban Growth Boundary. Therefore, the amendment is consistent with Statewide Planning Goal 5.

Goal 6: Air, Water and Land Resources Quality - To maintain and improve the quality of the air, water and land resources of the state.

Statewide Planning Goal 6 addresses waste and process discharges from development and is aimed at protecting air, water, and land from impacts from those discharges.

The Refinement Plan Amendment does not impact the City's ability to provide for clean air, water, and land resources. The amendment, if adopted, would allow for intensification of development on University of Oregon owned land within the Urban Growth Boundary that is currently underdeveloped, which could reduce pressure for development on the urban fringe,

and consequently, could reduce potential impacts to surrounding land, air, and water resources.

Any future development will be subject to City regulations and other state and federal requirements, including regulations adopted to implement this Goal. Based on these findings, the Refinement Plan Amendment is consistent with Statewide Planning Goal 6.

Goal 7: Areas Subject to Natural Hazards - To protect people and property from natural hazards.

Statewide Planning Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, landslides, wildfires, and earthquakes and related hazards.

The subject area is located outside the 100-year flood zone and is not subject to hazards normally associated with steep slopes, wildfires, or tsunamis.

The Refinement Plan Amendment does not make changes to policies or regulations that protect people and property from natural hazards. Based on these findings, the amendment is consistent with Statewide Planning Goal 7.

Goal 8: Recreational Needs - To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Statewide Planning Goal 8 ensures that recreational facilities are provided to Oregon residents and is primarily concerned with the provision of those facilities in non-urban areas of the state. The Refinement Plan Amendment does not affect the City's provision for, or residents' access to, recreation areas, facilities, or recreational opportunities. Therefore, the amendment is consistent with Statewide Planning Goal 8.

Goal 9: Economic Development - To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Statewide Planning Goal 9 requires cities to evaluate the supply and demand of commercial and industrial land relative to community economic objectives. The Administrative Rule for Statewide Planning Goal 9 (OAR 660, Division 9) requires that the City provide at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies.

The Employment Lands Supply Study 2012-2032 (ELSS) is included as Appendix B in the City's Envision Eugene Comprehensive Plan and demonstrates that Eugene has an adequate supply of commercial and industrial land, in compliance with the requirements of Goal 9 and the corresponding Administrative Rule. The properties impacted by the Refinement Plan Amendment are not designated as commercial or industrial lands by the Eugene Springfield Metropolitan Area General Plan (Metro Plan); instead, the property in the subject area is

designated Government and Education. The Refinement Plan Amendment does not add or remove any commercial land from the City's adopted commercial or industrial inventories.

Neither does the Fairmount/University of Oregon Special Area Study (Refinement Plan) designate property in the subject area as commercial or industrial land. The SAS currently designates the property in the subject area as Limited High Density Residential /Limited Institutional (LHDR/LI). The change in the Refinement Plan's designation of the property in the subject area from Limited High Density Residential /Limited Institutional (LHDR/LI) to Institutional (I) or Limited Institutional (LI) does not affect the City's commercial lands or industrial lands inventory, because it will not change the City's overall supply of commercially or industrially designated land.

The amendment allows for the expansion of institutional uses on underdeveloped University-owned land. Increased development and the potential future construction of new residential units could provide additional support for existing businesses in the area. Based on these findings, the amendment is consistent with Statewide Planning Goal 9.

Goal 10: Housing - To provide for the housing needs of citizens of the state.

Statewide Planning Goal 10 requires the City to provide an adequate supply of buildable land to accommodate the City's estimated housing needs for a 20-year planning period. The *Envision Eugene Residential Land Supply Study (2012-2032)* was adopted by the City of Eugene in 2017 as a refinement of the *Envision Eugene Comprehensive Plan* and complies with the requirements of Goal 10 and Chapter 660, Division 008 of the Oregon Administrative Rules.

The *Envision Eugene Residential Land Supply Study* includes an inventory of buildable lands for residential use. According to the Residential Land Supply Study, there is sufficient buildable residential land to meet the identified land need. The ordinance does not impact the City's supply of residential buildable land. No land is being re-designated from a residential use to a non-residential use, and the ordinance does not otherwise diminish the amount of land available for residential use. The *Envision Eugene Residential Land Supply Study (2012-2032)* was adopted by the City of Eugene in 2017 as a refinement of the *Envision Eugene Comprehensive Plan* and complies with the requirements of Goal 10 and Chapter 660, Division 008 of the Oregon Administrative Rules.

The *Envision Eugene Residential Land Supply Study* includes an inventory of buildable lands for residential use. According to the Residential Land Supply Study, there is sufficient buildable residential land within Eugene's Urban Growth Boundary to meet the identified land need. The land affected by this Refinement Plan Amendment was not included in the documented supply of "buildable land" that is available for residential development or counted as buildable residential land in the *Envision Eugene Residential Land Supply Study* because the subject property is considered "committed to public use" because of its Government and Education designation in the Metro Plan. The Refinement Plan Amendment does not change the Metro Plan designation for property in the subject area; therefore, the Refinement Plan Amendment will have no impact on the City's inventory of land available for residential use.

The Refinement Plan Amendment does not affect the amount of land designated or zoned for residential use, nor does it render any property unusable for residential uses. The Refinement Plan Amendment, Code Amendment, and Zone Change are specifically intended to facilitate housing development for University of Oregon students. The Refinement Plan Amendment, in conjunction with the concurrent Code Amendment, will adjust the development standards to allow dormitories, increase the area's maximum building height, and increase the residential transition area's maximum building height. These changes will allow denser development of student housing than is currently allowed on the subject property. Based on these findings, the amendment is consistent with Statewide Planning Goal 10.

Goal 11: Public Facilities and Services - To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The Eugene-Springfield Public Facilities and Services Plan (PFSP) is the adopted and acknowledged public facility plan for areas within Eugene's Urban Growth Boundary with respect to water, wastewater, and stormwater services. The Eugene 2035 Transportation System Plan, which was adopted pursuant to Chapter 660, Division 12 of the Oregon Administrative Rules (OARs), fulfills the requirement for transportation facilities planning in ORS 197.172(2)(e), Statewide Planning Goal 11, and OAR Chapter 660, Division 11.

The area affected by the amendments is located inside Eugene's City Limits, and water, wastewater, stormwater, and transportation facilities either already exist or are readily available to the subject property. Nothing in the Refinement Plan Amendment affects the City's adopted and acknowledged public facilities plans or the City's ability to provide public facilities and services. Therefore, the amendment is consistent with Goal 11.

Goal 12: Transportation - To provide and encourage a safe, convenient and economic transportation system.

OAR 660-012-0060, the Transportation Planning Rule (TPR), implements Statewide Planning Goal 12 for Refinement Plan Amendments, such as this application. Statewide Planning Goal 12 requires a determination of whether the Refinement Plan Amendment will significantly impact an existing or planned transportation facility. The TPR contains the following requirement:

OAR 660-012-0060(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);***
- (b) Change standards implementing a functional classification system; or***

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

The TPR requires that land use changes that would significantly affect a transportation facility provide mitigation measures to address the anticipated impacts. The Refinement Plan Amendment and Code Amendment are subject to analysis for compliance with the Transportation Planning Rule (TPR). Due to the nature of these applications being processed concurrently and interwoven, the cumulative result of the proposed changes was analyzed as part of this TPR evaluation. While the changes to the Refinement Plan provide for a narrower addition of development potential within the Refinement Plan area, the Code Amendments will directly result in an increase in development potential, as they allow for additional building height and added uses in the subject area.

Following the initial submittal of the applications, the City identified the need for the applicant to address the applicability of the Transportation Planning Rule to the proposed amendments. On June 6, 2025, the applicant submitted a Transportation Planning Rule Analysis as information supporting the applications.

The TPR analysis provided by the applicant included two evaluations: the initial evaluation was based on potential traffic impacts resulting from “worst case scenario buildout” for the year 2045 modeled under current zoning, development standards, and use allowances; while the second evaluation was based on the potential traffic impacts of the “worst case scenario buildout” development that could occur by 2045 if the City Council approved the Refinement Plan Amendment, Code Amendment, and Zone Change applications.

The City Council adopts the applicant’s findings that, upon approval of the Code Amendments, Refinement Plan Amendments, and Zone Change, and assuming that full buildout of the entire study area is achieved by the year 2045, all study area intersections are estimated to operate acceptably during the typical weekday PM peak hour condition, based on current City performance standards. The City Council adopts the applicant’s conclusion that the adoption of

the amendments and Zone Change is expected to result in an increase in the trip generation potential of the East Campus area, but that the increase is not expected to have a *significant effect* on the transportation system. Additionally, no changes to the City's functional classifications or street design standards are warranted, and existing adjacent facilities are adequate to support additional trips generated as a result of the amendments and Zone Change.

Subsections (2) through (11) of OAR 660-012-0060 do not apply, because there will be no significant effect on the transportation system, and because OAR 660-012-0060(1) is satisfied.

Additionally, the City Council makes the following findings:

On February 2, 2026, the Fairmount Neighbors, the City-recognized neighborhood association that encompasses the subject area, submitted testimony that suggested the applicant's TPR Analysis was inconsistent with the methodology prescribed in Chapter 15.1 of the Highway Capacity Manual (HCM). The Council finds, consistent with the materials submitted by the applicant on February 10, 2026, that the methodology in Chapter 15 of the HCM, which focuses on two-lane rural highways, is not the appropriate analysis to apply to Agate Street or the applicable Agate Street intersections. The Council finds that the applicant's TPR analysis applied the appropriate methodologies from the HCM to evaluate the signalized intersections, two-way stop-controlled intersections and all-way stop-controlled intersections along Agate Street. Further, the Council finds persuasive and adopts the Memorandum from Kittelson & Associates, which the applicant submitted into the record on January 27, 2026, and which states that the TPR Analysis was performed in accordance with the HCM, and that the HCM is "recognized and accepted as the best practice throughout the United States."

The City also received testimony that suggested the applicant's TPR Analysis misrepresents Agate Street's conditions and does not adequately account for the impacts of pedestrian traffic on the local road system.

The City Council finds that the applicant's TPR Analysis properly evaluates a narrow range of traffic (primarily student housing-related) that is understood to be a direct result of the development allowed by the Code Amendment, Refinement Plan Amendment and Zone Change, rather than all the traffic associated with the broad range of University and other surrounding uses.

The City Council adopts the findings and conclusions of the January 27, 2026, Memorandum from Kittelson & Associates, which explains the traffic counts used in the TPR Analysis were collected on a typical weekday when the University was in normal session, during both peak and off-peak times. The Memorandum also states that the TPR Analysis focuses on the busiest 15 minutes within the peak hour. The City Council finds, consistent with the applicant's TPR Analysis, that the traffic increases expected to result from the amendments and Zone Change will not cause Agate Street or other local streets to fail or otherwise fall below the performance standards set by the City, and that all of the study intersections will continue to perform within acceptable levels of service.

The City Council finds that the parameters of the study performed for the TPR Analysis are

consistent with accepted TPR methodology and adequately account for pedestrian traffic. Regarding traffic mitigation measures, the City Council finds that the Transportation Planning Rule requires only that the City put in place measures to address “significant” effects to the transportation system, as defined in the TPR, resulting from the proposed Refinement Plan Amendment, Code Amendment, and Zone Change. The applicant has submitted a substantial volume of information into the record to support the conclusion that the amendments and Zone Change will not “significantly affect” the local transportation system for purposes of the TPR.

Based on the above findings, the amendment is consistent with Statewide Planning Goal 12.

Goal 13: Energy Conservation - To conserve energy.

Statewide Planning Goal 13 provides guidance on the management of land and land uses to maximize the conservation of energy. Goal 13 provides implementation direction focused on lot sizes, building heights, density of housing, compatibility and availability of light, wind, and air. The Refinement Plan Amendment will not amend or otherwise affect any adopted land use regulations that implement this Goal.

Therefore, the amendment is consistent with Statewide Planning Goal 13.

Goal 14: Urbanization - To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

The Refinement Plan Amendment is applicable to land already zoned and designated for urban uses. The amendment does not affect the transition from rural to urban land uses, as all the property affected by the amendment is located within the City limits. Based on this finding, the amendment is consistent with Statewide Planning Goal 14.

Goal 15: Willamette River Greenway - To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

The Refinement Plan Amendment does not make any changes to the City’s Willamette River Greenway regulations, nor is the subject area located within the adopted Willamette Greenway boundary. Based on these findings, Statewide Planning Goal 15 does not apply.

Goals 16 – 19: Estuarine Resources; Coastal Shorelands; Beaches and Dunes; and Ocean Resources

There are no estuarine, beach and dune, coastal, or ocean resources related to the property affected by this Refinement Plan Amendment. Therefore, Statewide Planning Goals 16 through 19 do not apply.

Based on the above findings addressing consistency with the Statewide Planning Goals, the Refinement Plan Amendment is consistent with the Statewide Planning Goals.

EC 9.8424(1)(b) Applicable provisions of the comprehensive plan.

The following findings address the *Eugene-Springfield Metropolitan Area General Plan (Metro Plan)*, the City's adopted and acknowledged regional comprehensive plan, the *Envision Eugene Comprehensive Plan (Envision Eugene)*, the Eugene-specific adopted and acknowledged comprehensive plan, the *Eugene 2035 Transportation System Plan (2035 TSP)*, the transportation element of Eugene's comprehensive land use plan, and the Fairmount/University of Oregon Special Area Study, the applicable area-specific plan, adopted as a refinement of the Metro Plan.

Metro Plan

The Metro Plan designates the properties in the subject area as Government and Education.

The applicant has not requested an amendment to the Metro Plan designation. The Refinement Plan Amendment to redesignate eleven properties from the Limited High Density Residential/Limited Institutional designation to the Institutional designation and to redesignate thirty properties from the Limited High Density Residential/Limited Institutional designation to the Limited Institutional designation on the Refinement Plan's Land Use Diagram remains consistent with the Metro Plan designation of the properties in the subject area as Government and Education land, as both the Institutional and Limited Institutional designations provide for a range of education uses, which includes higher education-related uses. The text amendments to the Fairmount/University of Oregon Special Area Study are also consistent with the subject area's Government and Education Metro Plan designation.

Metropolitan Residential Land Use and Housing Element

A.25 Conserve the metropolitan area's supply of existing affordable housing and increase the stability and quality of older residential neighborhoods, through measures such as revitalization; code enforcement; appropriate zoning; rehabilitation programs; relocation of existing structures; traffic calming; parking requirements; or public safety considerations. These actions should support planned densities in these areas.

The City Council finds that the policies included in the Metropolitan Residential Land Use and Housing Element of the Metro Plan are applicable to the City's "buildable residential land supply" as identified in the City's *Envision Eugene Residential Land Supply Study* adopted in 2017. The City Council further finds that Policy A.25 is not an applicable approval criterion because the properties that are redesignated on the Fairmount/University of Oregon Special Area Study Land Use Diagram are not identified as "buildable residential land" in the *Envision Eugene Residential Land Supply Study*.

The properties that are redesignated on the Fairmount/University of Oregon Special Area Study Land Use Diagram are designated as Government and Education land in the Metro Plan Diagram and have a base zone of PL Public Land. EC 9.2680 provides that the Public Land zone is "intended for public and semi-public uses that are designed to implement the comprehensive

plan by providing areas for government services and education.” All the properties affected by these applications are owned by the University of Oregon and utilized for public institutional and education uses. The properties’ base zoning aligns with the Metro Plan’s Government and Education designation and will not change.

The *Envision Eugene* Residential Land Supply Study includes an inventory of buildable lands for residential use. The property that is the subject of this Refinement Plan Amendment was not counted as “buildable residential land” in the *Envision Eugene* Residential Land Supply Study because of its Government and Education designation in the Metro Plan. The Refinement Plan Amendment does not change the Metro Plan designation for property in the subject area; therefore, the Refinement Plan Amendment will have no impact on the City’s inventory of land available for residential use.

Finally, the Council finds that nothing in Policy A.25 appears to prohibit any of the text changes to the Fairmount/University of Oregon Special Area Plan, nor does the policy impose limits on the use of non-residentially designated land that may be located adjacent to residentially designated land. For all these reasons, the Council finds that the Refinement Plan Amendment is consistent with Policy A.25.

There are no other policies in the Metro Plan that appear to be directly relevant to this Refinement Plan Amendment or that serve as mandatory approval criteria for the amendment; therefore, this criterion is met.

Envision Eugene Comprehensive Plan

The *Envision Eugene* Comprehensive Plan does not contain any policies that appear to be directly relevant to this Refinement Plan Amendment or that serve as mandatory approval criteria for the amendment.

EC 9.8424(1)(c) Remaining portions of the refinement plan.

The Fairmount/University of Oregon Special Area Study provides policy direction related to land use, transportation, and parking, to guide development within the eastern portion of the University of Oregon campus and the adjacent portion of the Fairmount Neighborhood. The Fairmount/University of Oregon Special Area Study (SAS), which was adopted in 1982, recognizes the need for periodic updates to the SAS. The text on page 6 of the SAS states: *“This plan is a long-range, comprehensive plan and, as such, should be occasionally reviewed and updated (the University Development Policy specifically states it should govern for ten years from the date of its acceptance). Changes in conditions may dictate reconsideration of policies.”*

No policies listed in the SAS appear to serve as mandatory approval criteria for this Refinement Plan Amendment

Residential Transition Area

Interested parties submitted testimony suggesting that the Refinement Plan Amendment is inconsistent with the SAS provisions related to the residential transition area because the amendment would eliminate a “meaningful transition” between the Institutional designation area and the Low Density Residential designation area. For the reasons described below, the

City Council finds that the Refinement Plan Amendment is consistent with the existing residential transition area provisions in the SAS.

The area designated as Institutional in the Refinement Plan is zoned PL Public Land. The PL Zone generally does not include a maximum building height; therefore, buildings taller than 85 feet are currently allowed within the Institutional designation area. The area designated Low Density Residential in the SAS is zoned R-1 Low-Density Residential. Development in the Low Density Residential designation is currently subject to a maximum building height of 30 feet, with allowance for an additional 7 feet of building height for roof slopes of 6:12 or steeper.

The Limited High Density Residential/Limited Institutional (“LHDR/LI”) designation area (which will be redesignated as “Limited Institutional” or “LI”) is located between the Institutional designation area to the west and the Low Density Residential designation area to the east, and aligns with the area zoned with the /EC Overlay Zone.

The Land Use Diagram Text for the LHDR/LI designation describes the area as “a transition between the more intensive institutional uses to the west and north and the low density residential development to the east and south.” This language indicates that the LHDR/LI designation was created to function as a land use transition between the University-owned Institutional land, on which the building height is generally unlimited, and the adjacent residential areas, within which development is limited to the relatively low building height that is typical of low-density residential development.

The Fairmount/University of Oregon Special Area Study itself does not specify a maximum building height in the area designated LHDR/LI, nor does the SAS explicitly require building height within the LHDR/LI area to “step down” based on proximity to the Low Density Residential designation area. Rather, the SAS simply dictates that the LHDR/LI area provide a “transition” between those land uses on campus and those within the surrounding neighborhoods.

Building height requirements for the LHDR/LI area were added to the Eugene Code through the /EC Overlay Zone. As stated in Eugene Code Section 9.4200, Purpose of the /EC East Campus Overlay Zone, the /EC Overlay was created to implement the land use transition concept in the Fairmount/University of Oregon Special Area Study. As such, EC 9.4220(2) limits building height within the /EC Overlay to 45 feet, or 30 feet for buildings within 60 feet of an R-1 Low-Density Residential Zone. The Code Amendments adopted concurrently with the Refinement Plan Amendment expand the existing 60-foot residential transition area to 75 feet, measured from the edge of the R-1 Low-Density Residential Zone. Within this transition area, building height is limited to a maximum of 45 feet, rather than the existing limit of 30 feet.

It is the Eugene Code, and not the SAS, that provides specific building height limits for the Limited Institutional area (via regulation of development in the /EC Overlay). Similarly, the “stepped down” height limit applicable to development within 60 feet of the R-1 Zone is a Eugene Code requirement, and not a requirement of the SAS. The City Council finds that the Refinement Plan Amendment is consistent with the land use transition concept in the SAS.

Fairmount/VO SAS Transportation and Parking Section

In testimony submitted on January 20, 2026, the Fairmount Neighbors Association discusses two specific policies from the Transportation and Parking section of the SAS, which directed the City to perform traffic studies within the study area. For reference, those Traffic Circulation Policies are as follows:

Policy 6: By March, 2005, the City shall initiate a study of Agate Street between Franklin Boulevard and 19th Avenue. That study, conducted jointly with the University and the Fairmount Neighborhood Association, shall identify strategies to improve the function and carrying capacity of Agate according to the City criteria for its designated street classification. The City will implement the necessary changes. The University will participate in those improvements as development occurs and as required by the City code, to the extent that the University is directly responsible for the needed improvements.

Policy 7: The City, with the cooperation of the University and the Fairmount Neighborhood Association, shall initiate an area-wide traffic calming study for the streets within the Fairmount/University of Oregon Special Area Study boundary to determine appropriate mitigation for through-traffic utilizing neighborhood streets. Such study shall be initiated prior to December, 2008, subject to availability of funds. In the event that the City updates the Central Area Transportation Study (CATS) prior to 2008, the City shall fund and initiate an area-wide traffic calming study as part of the CATS update to determine appropriate mitigation measures for the subject area.

The City Council finds that Traffic Circulation Policies 6 and 7 were addressed through the Agate/Fairmount Transportation Study, which was presented to the City Council on July 9, 2007.

The City Council finds that these two SAS policies are not applicable to the Refinement Plan Amendment because the policies are directed at the City and not the applicant. The City Council finds that Traffic Circulation Policies 6 and 7 primarily provide direction to the City, in that the policies require the City to initiate the traffic studies described in the policies. However, to the extent that Policy 6 directs the University to participate in the referenced study to some degree, the Agate/Fairmount Transportation Study has already been completed.

The City Council finds that Policies 6 and 7 do not require all future development proposals to include traffic mitigation measures.

Based on the above findings, the Refinement Plan Amendment is consistent with the remaining portions of the Fairmount/University of Oregon Special Area Study.

This criterion is met.

EC 9.8424(2) The refinement plan amendment addresses one or more of the following:

- (a) An error in the publication of the refinement plan.**
- (b) New inventory material which relates to a statewide planning goal.**
- (c) New or amended community policies.**
- (d) New or amended provisions in a federal law or regulation, state statute, state regulation, statewide planning goal, or state agency land use plan.**
- (e) A change of circumstances in a substantial manner that was not anticipated at the time the refinement plan was adopted.**

New or amended community policies.

The City Council finds that the Refinement Plan Amendment addresses EC 9.8424(2)(c). This criterion is met.

In 2023, the University of Oregon began the process of updating its internal development policies for the East Campus area in response to demand for student housing and the need to build additional student housing. The University found that its future student housing development needs could not be met without amending the policies that define allowed uses and development standards applicable to University-owned lands in the East Campus area, including both City requirements and the University's internal development guidance. This process resulted in the University's adoption of the East Campus Area Plan in December, 2024.

The term "community policy" is not defined in the Eugene Code. For purposes of the Refinement Plan Amendment, the City Council finds that the University's adopted East Campus Area Plan constitutes a community policy. The unique confluence between the Fairmount/University of Oregon Special Area Study and the East Campus Area Plan is alluded to in the "The University of Oregon Lands: Description and Statement of the Problem" section of the Fairmount/University of Oregon Special Area Study, as amended by Ordinance No. 20312:

"In September 2003, the University submitted an application to amend the 1982 Fairmount/University of Oregon Special Area Study for the purpose of incorporating changes in the plan made necessary by the University's adoption of the 2003 East Campus Development Policy. Commenting on the application, the Fairmount Neighborhood Association expressed concerns about the effectiveness of the proposed East Campus Development Policy in mitigating the impacts of University development on the surrounding neighborhood. The association subsequently commissioned the Fairmount Neighborhood Association East Campus Committee (Committee) to represent the neighborhood interests in the public hearing process. The Committee submitted testimony commenting on each of the University's individual proposals. While the Committee expressed support for many of the ideas and proposals put forth in the application, they also suggested modifications to certain policies or plan text and replacements or additions to other policies and text.

Following the public hearing, the City engaged University staff and Committee representatives in a mediation process to seek agreement and resolve differences on the proposed policy and text amendments. Agreement between the University and

Committee was reached on most of the issues discussed; those agreements are reflected in the maps, policies and other text adopted through this amendment process.”

Consideration of the East Campus Plan as “community policy” is further supported by East Campus Area Policy 1 (page 24 of the Refinement Plan), as amended by Ordinance No. 20312, which reads as follows:

“1. The City of Eugene and the Fairmount Neighbors recognize the current University-adopted East Campus Policy as a statement of University policy.”

The City Council finds that University’s adopted updates to its East Campus Area Plan are “new or amended community policies” in the context of this criterion. The University’s adoption of the East Campus Area Plan has triggered the need for text and diagram amendments to the Fairmount/University of Oregon Special Area Study in order to ensure consistency between the two documents.

New or amended provisions in a federal law or regulation, state statute, state regulation, statewide planning goal, or state agency land use plan.

The City Council finds that the Refinement Plan Amendment and the concurrently adopted Code Amendments are consistent with recent changes to state statutes that encourage the development of housing and remove barriers to the development of housing, including specifically laws related to needed housing and middle housing.

A change of circumstances in a substantial manner that was not anticipated at the time the refinement plan was adopted.

The City Council finds that the growth of the University, the demand for on-campus student housing, and recent changes to state housing laws are changed circumstances addressed by the Refinement Plan Amendment consistent with EC 9.8424(2)(e).

The City Council finds there is substantial evidence in the record to show that on-campus living benefits University students and leads to better student outcomes. Recent state statutes related to needed housing and middle housing have changed the housing types and density allowed in residential zones, and those state law changes were not anticipated when the SAS was last updated in 2004. The Council finds that these changed circumstances will be addressed by the Refinement Plan Amendment and concurrently adopted Code Amendment.

Based on the above findings, the Refinement Plan Amendment addresses EC 9.8424(2)(c), (d), and (e). Therefore, this criterion is met.

CODE AMENDMENT

Application Details

As stated at EC 9.4200, the purpose of the /EC East Campus Overlay Zone is to provide for a land use transition between the eastern portion of the University of Oregon campus and the adjacent low-density residential neighborhood to the east and south. As one of the codified provisions intended to meet this purpose, the Land Use Code sections pertaining to the /EC East Campus Overlay Zone includes requirements related to allowed and prohibited uses. Eugene Code (EC) Section 9.4215(1)(c) establishes that “University and college dormitories” are a prohibited use in the /EC Overlay Zone. The land use transition is also implemented through the requirement at EC 9.4220(2), which requires that, *“Within the /EC East Campus Overlay Zone, a building within 60 feet of an R-1 Low Density Residential zone shall not exceed 30 feet in height. All other buildings shall not exceed 45 feet in height.”*

The University of Oregon has identified a need for increased development potential of on-campus student housing in the East Campus area. To meet this need, the University has proposed changes to the Refinement Plan and the Eugene Code to allow development of student dormitories on properties zoned with the /EC East Campus Overlay Zone.

The Code Amendment increases the allowed building height within the /EC East Campus Overlay Zone from 45 feet to 85 feet; expands the “residential transition” distance from R-1 zoned properties from 60 feet to 75 feet; and to increase the allowed building height within the residential transition area from 30 feet to 45 feet.

Evaluation – Code Amendment

The following findings address the applicable approval criteria for the requested Code Amendment:

EC 9.8065(1) Is consistent with applicable statewide planning goals as adopted by the Land Conservation and Development Commission.

Goal 1: Citizen Involvement - To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The City has acknowledged procedures for adoption of quasi-judicial land use decisions, located in Eugene Code (EC) 9.7050, 9.7400 through 9.7455, and 9.7065 through 9.7095, which ensure the opportunity for community members to be involved in all phases of the quasi-judicial land use decision process and set out the requirements for such involvement. The amendments to the Land Use Code do not amend the City’s adopted citizen involvement program. The process for adoption of the Refinement Plan Amendment, Code Amendment, and Zone Change is consistent with the City’s acknowledged procedures for quasi-judicial land use decisions.

The City of Eugene Land Use Code implements Statewide Planning Goal 1 by requiring that notice of the proposed amendments be given and public hearings be held prior to adoption. The applicable notice and opportunities to submit testimony on the application include:

- A pre-application Neighborhood/Applicant Meeting (held on September 23, 2024).
- Notice to the Oregon Department of Land Conservation and Development (DLCD) was originally provided on August 20, 2025, and updated notices were sent to DLCD on August 26, September 9, and September 19, 2025.
- Notice was sent to Lane County and the City of Springfield (September 19, 2025).
- Public notice of the Planning Commission Public Hearing on the applications was provided, including: mailing notice to the applicant, adjacent property owners, all neighborhood associations in Eugene, and interested parties (mailed September 19, 2025); and posting of the notice on properties in the subject area (October 6, 2025).
- On November 18, 2025, the Planning Commission deliberated and provided a recommendation to the Eugene City Council that the City Council approve the applications.
- Public notice of the City Council Public Hearing on applications, was mailed to the applicant, the property owner(s), any person who submitted written or oral testimony in a timely matter during the Planning Commission hearing process, and any person who requested notice of the Planning Commission's decision. (Mailed January 9, 2026). Consistent with the requirements of the Eugene Charter, notice was also published in the Register-Guard newspaper and posted on the City's website at least ten business days prior to the public hearing.
- The City Council held a public hearing on January 20, 2026, and received testimony at that hearing. In response to a request to hold the record open, the Council passed a motion to hold the record open for three weeks for additional evidence and argument, with the last 7 days reserved for only the applicant as required by state law. During the time the record was open only to the applicant, the applicant proposed modifications to the Refinement Plan Amendment and Code Amendment applications.
- On March 9, 2026, the City Council reopened the record to accept evidence and argument from all parties on all three applications and directed the City Manager to schedule a public hearing for April 20, 2026, on an ordinance incorporating the applicant's proposed modifications.
- The City provided notice of the second City Council public hearing to the Oregon Department of Land Conservation and Development (DLCD) on March 16, 2026. The revised DLCD notice explained that the ordinance would be updated to reflect the changes proposed by the applicant, and that the City Council would hold a public hearing on the updated ordinance on April 20, 2026.

- Public notice of the April 20, 2026, City Council Public Hearing to consider the applications was mailed on April 10, 2026, to the applicant, the property owner(s), any person who submitted written or oral testimony in a timely matter during the Planning Commission or City Council public hearing processes, and any person who requested notice of the Planning Commission's recommendation and City Council's decision.
- On April 20, 2026, the City Council held a public hearing on an ordinance incorporating the modified the Refinement Plan Amendment, the modified Code Amendment, and the Zone Change.

All noticing was conducted in accordance with Eugene Code requirements.

Additional public engagement opportunities were provided by the University as part of the University's work on the Next Generation Housing Development Plan and the 2024 East Campus Area Plan, the University engaged with the City of Eugene, the Fairmount Neighborhood Association, university groups, and community members, to inform the outcomes of its internal planning process. The University's public engagement efforts were intended to ensure that the proposed amendments would continue to meet the original goals of the Fairmount/University of Oregon Special Area Study and the amendments adopted through Ordinance Nos. 20312 and 20460.

Based on these findings, the proposed Code Amendment is consistent with Statewide Planning Goal 1.

Goal 2: Land Use Planning - To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Consistent with Statewide Planning Goal 2, the concurrent Refinement Plan Amendment, Code Amendment, and Zone Change applications are being processed according to Eugene's Land Use Code, which specifies the procedure and criteria applicable to review of the requests. The requested amendments to the Land Use Code pertain to specific sites located within the Eugene City Limits. Therefore, the Code Amendment application is subject to EC 9.7405 Type IV Application Requirements and Criteria Reference and the Code Amendment General Requirements and Approval Criteria at EC Sections 9.8060 through 9.8065.

The Goal 2 coordination requirement is met when the City engages in an exchange, or invites such an exchange, between the City and any affected governmental unit, and when the City uses the information obtained in the exchange to balance the needs of the citizens.

To comply with the Goal 2 coordination requirement, the City engaged in an exchange about the subject of these amendments with affected governmental units. Specifically, the City provided notice of the proposed action and opportunity to comment to the Oregon Department of Land Conservation and Development (DLCD), Lane County, the Oregon Department of Transportation and the City of Springfield.

There are no exceptions to Statewide Planning Goal 2 required for the Code Amendment. Therefore, the amendment is consistent with Statewide Planning Goal 2.

Goal 3: Agricultural Lands - To preserve agricultural lands.

The Code Amendment only affects property located within the Urban Growth Boundary and does not affect any land designated for agricultural use. Therefore, the amendment is consistent with Statewide Planning Goal 3.

Goal 4: Forest Lands - To preserve forest lands.

The Code Amendment only affects property located within the Urban Growth Boundary and does not affect any land designated by the comprehensive plan for forest use. Therefore, the amendment is consistent with Statewide Planning Goal 4.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces - To protect natural resources and conserve scenic and historic areas and open spaces.

OAR 660-023-0250(3) provides: Local governments are not required to apply Goal 5 in consideration of a PAPA unless the PAPA affects a Goal 5 resource. For purposes of this section, a PAPA would affect a Goal 5 resource only if:

- (c) The PAPA creates or amends a resource list or a portion of an acknowledged plan or land use regulation adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5;*
- (c) The PAPA allows new uses that could be conflicting uses with a particular significant Goal 5 resource site on an acknowledged resource list; or*
- (c) The PAPA amends an acknowledged UGB and factual information is submitted demonstrating that a resource site, or the impact areas of such a site, is included in the amended UGB area.*

This Code Amendment does not create or amend the City's list of Goal 5 resources; does not amend a code provision adopted to protect a significant Goal 5 resource or to address specific requirements of Goal 5; does not allow new uses that could be conflicting uses with a significant Goal 5 resource site; and does not amend the acknowledged Urban Growth Boundary. Therefore, the amendment is consistent with Statewide Planning Goal 5.

Goal 6: Air, Water and Land Resources Quality - To maintain and improve the quality of the air, water and land resources of the state.

Statewide Planning Goal 6 addresses waste and process discharges from development and is aimed at protecting air, water, and land from impacts from those discharges.

The Code Amendment does not impact the City's ability to provide for clean air, water, and land resources. The amendment, if adopted, would allow for intensification of development on University of Oregon owned land within the Urban Growth Boundary that is currently underdeveloped, which could reduce pressure for development on the urban fringe, and consequently, could reduce potential impacts to surrounding land, air, and water resources.

Any future development will be subject to City regulations and other state and federal requirements, including regulations adopted to implement this Goal. Based on these findings, the Code Amendment is consistent with Statewide Planning Goal 6.

Goal 7: Areas Subject to Natural Hazards - To protect people and property from natural hazards.

Statewide Planning Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, landslides, wildfires, and earthquakes and related hazards.

The subject area is located outside the 100-year flood zone and is not subject to hazards normally associated with steep slopes, wildfires, or tsunamis.

The Code Amendment does not make changes to policies or regulations that protect people and property from natural hazards. Based on these findings, the amendment is consistent with Statewide Planning Goal 7.

Goal 8: Recreational Needs - To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Statewide Planning Goal 8 ensures that recreational facilities are provided to Oregon residents and is primarily concerned with the provision of those facilities in non-urban areas of the state. The Code Amendment does not affect the City's provision for, or residents' access to, recreation areas, facilities, or recreational opportunities. Therefore, the amendment is consistent with Statewide Planning Goal 8.

Goal 9: Economic Development - To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Statewide Planning Goal 9 requires cities to evaluate the supply and demand of commercial and industrial land relative to community economic objectives. The Administrative Rule for Statewide Planning Goal 9 (OAR 660, Division 9) requires that the City provide at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies.

The Employment Lands Supply Study 2012-2032 (ELSS) is included as Appendix B in the City's Envision Eugene Comprehensive Plan and demonstrates that Eugene has an adequate supply of

commercial and industrial land, in compliance with the requirements of Goal 9 and the corresponding Administrative Rule. The properties impacted by the Code Amendment are not designated as commercial or industrial lands by the Eugene Springfield Metropolitan Area General Plan (Metro Plan); instead, the property in the subject area is designated Government and Education. The Code Amendment does not add or remove any commercial land from the City's adopted commercial or industrial inventories.

The amendment allows for the expansion of institutional uses on underdeveloped University-owned land. Increased development and the potential future construction of new residential units could provide additional support for existing businesses in the area. Based on these findings, the amendment is consistent with Statewide Planning Goal 9.

Goal 10: Housing - To provide for the housing needs of citizens of the state.

Statewide Planning Goal 10 requires the City to provide an adequate supply of buildable land to accommodate the City's estimated housing needs for a 20-year planning period. The *Envision Eugene Residential Land Supply Study (2012-2032)* was adopted by the City of Eugene in 2017 as a refinement of the *Envision Eugene Comprehensive Plan* and complies with the requirements of Goal 10 and Chapter 660, Division 008 of the Oregon Administrative Rules.

The *Envision Eugene Residential Land Supply Study* includes an inventory of buildable lands for residential use. According to the Residential Land Supply Study, there is sufficient buildable residential land to meet the identified land need. The ordinance does not impact the City's supply of residential buildable land. No land is being re-designated from a residential use to a non-residential use, and the ordinance does not otherwise diminish the amount of land available for residential use. The *Envision Eugene Residential Land Supply Study (2012-2032)* was adopted by the City of Eugene in 2017 as a refinement of the *Envision Eugene Comprehensive Plan* and complies with the requirements of Goal 10 and Chapter 660, Division 008 of the Oregon Administrative Rules.

The *Envision Eugene Residential Land Supply Study* includes an inventory of buildable lands for residential use. According to the Residential Land Supply Study, there is sufficient buildable residential land within Eugene's Urban Growth Boundary to meet the identified land need. The land affected by this Code Amendment was not included in the documented supply of "buildable land" that is available for residential development or counted as buildable residential land in the *Envision Eugene Residential Land Supply Study* because the subject property is considered "committed to public use" because of its Government and Education designation in the Metro Plan. The Code Amendment does not change the Metro Plan designation for property in the subject area; therefore, the Code Amendment will have no impact on the City's inventory of land available for residential use.

The Code Amendment does not affect the amount of land designated or zoned for residential use, nor does it render any property unusable for residential uses. The Refinement Plan Amendment, Code Amendment, and Zone Change are specifically intended to facilitate housing development for University of Oregon students. The Code Amendment, in conjunction with the concurrent Refinement Plan Amendment, will adjust the development standards to allow dormitories, increase the area's maximum building height, and increase the residential transition area's maximum building height. These changes will allow denser development of student housing than is currently allowed on the subject property. Based on these findings, the amendment is consistent with Statewide Planning Goal 10.

Goal 11: Public Facilities and Services - To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The Eugene-Springfield Public Facilities and Services Plan (PFSP) is the adopted and acknowledged public facility plan for areas within Eugene's Urban Growth Boundary with respect to water, wastewater, and stormwater services. The Eugene 2035 Transportation System Plan, which was adopted pursuant to Chapter 660, Division 12 of the Oregon Administrative Rules (OARs), fulfills the requirement for transportation facilities planning in ORS 197.172(2)(e), Statewide Planning Goal 11, and OAR Chapter 660, Division 11.

The area affected by the amendments is located inside Eugene's City Limits, and water, wastewater, stormwater, and transportation facilities either already exist or are readily available to the subject property. Nothing in the Code Amendment affects the City's adopted and acknowledged public facilities plans or the City's ability to provide public facilities and services. Therefore, the amendment is consistent with Goal 11.

Goal 12: Transportation - To provide and encourage a safe, convenient and economic transportation system.

OAR 660-012-0060, the Transportation Planning Rule (TPR), implements Statewide Planning Goal 12 for Code Amendments, such as this application. Statewide Planning Goal 12 requires a determination of whether the Code Amendment will significantly impact an existing or planned transportation facility. The TPR contains the following requirement:

OAR 660-012-0060(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);***
- (b) Change standards implementing a functional classification system; or***

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

The TPR requires that land use changes that would significantly affect a transportation facility provide mitigation measures to address the anticipated impacts. As discussed in the Refinement Plan Amendment evaluation above, the Refinement Plan Amendment and Code Amendment are subject to analysis for compliance with the Transportation Planning Rule (TPR). Due to the nature of these applications being processed concurrently and interwoven, the cumulative result of the changes was analyzed as part of this TPR evaluation. While the changes to the Refinement Plan provide for a narrower addition of development potential within the Refinement Plan area, the Code Amendments will directly result in an increase in development potential, as they allow for additional building height and added uses in the subject area.

Following the initial submittal of the applications, the City identified the need for the applicant to address the applicability of the Transportation Planning Rule to the proposed amendments. On June 6, 2025, the applicant submitted a Transportation Planning Rule Analysis as information supporting the applications.

The TPR analysis provided by the applicant included two evaluations: the initial evaluation was based on potential traffic impacts resulting from “worst case scenario buildout” for the year 2045 modeled under current zoning, development standards, and use allowances; while the second evaluation was based on the potential traffic impacts of the “worst case scenario buildout” development that could occur by 2045 if the City Council approved the Refinement Plan Amendment, Code Amendment, and Zone Change applications.

The City Council adopts the applicant’s findings that, upon approval of the Code Amendments, Refinement Plan Amendments, and Zone Change, and assuming that full buildout of the entire study area is achieved by the year 2045, all study area intersections are estimated to operate acceptably during the typical weekday PM peak hour condition, based on current City performance standards. The City Council adopts the applicant’s conclusion that the adoption of

the amendments and Zone Change is expected to result in an increase in the trip generation potential of the East Campus area, but that the increase is not expected to have a *significant effect* on the transportation system. Additionally, no changes to the City's functional classifications or street design standards are warranted, and existing adjacent facilities are adequate to support additional trips generated as a result of the amendments and Zone Change.

Subsections (2) through (11) of OAR 660-012-0060 do not apply, because there will be no significant effect on the transportation system, and because OAR 660-012-0060(1) is satisfied.

Additionally, the City Council makes the following findings:

On February 2, 2026, the Fairmount Neighbors, the City-recognized neighborhood association that encompasses the subject area, submitted testimony that suggested the applicant's TPR Analysis was inconsistent with the methodology prescribed in Chapter 15.1 of the Highway Capacity Manual (HCM). The Council finds, consistent with the materials submitted by the applicant on February 10, 2026, that the methodology in Chapter 15 of the HCM, which focuses on two-lane rural highways, is not the appropriate analysis to apply to Agate Street or the applicable Agate Street intersections. The Council finds that the applicant's TPR analysis applied the appropriate methodologies from the HCM to evaluate the signalized intersections, two-way stop-controlled intersections and all-way stop-controlled intersections along Agate Street. Further, the Council finds persuasive and adopts the Memorandum from Kittelson & Associates, which the applicant submitted into the record on January 27, 2026, and which states that the TPR Analysis was performed in accordance with the HCM, and that the HCM is "recognized and accepted as the best practice throughout the United States."

The City also received testimony that suggested the applicant's TPR Analysis misrepresents Agate Street's conditions and does not adequately account for the impacts of pedestrian traffic on the local road system.

The City Council finds that the applicant's TPR Analysis properly evaluates a narrow range of traffic (primarily student housing-related) that is understood to be a direct result of the development allowed by the Code Amendment, Refinement Plan Amendment and Zone Change, rather than all the traffic associated with the broad range of University and other surrounding uses.

The City Council adopts the findings and conclusions of the January 27, 2026, Memorandum from Kittelson & Associates, which explains the traffic counts used in the TPR Analysis were collected on a typical weekday when the University was in normal session, during both peak and off-peak times. The Memorandum also states that the TPR Analysis focuses on the busiest 15 minutes within the peak hour. The City Council finds, consistent with the applicant's TPR Analysis, that the traffic increases expected to result from the amendments and Zone Change will not cause Agate Street or other local streets to fail or otherwise fall below the performance

standards set by the City, and that all of the study intersections will continue to perform within acceptable levels of service.

The City Council finds that the parameters of the study performed for the TPR Analysis are consistent with accepted TPR methodology and adequately account for pedestrian traffic. Regarding traffic mitigation measures, the City Council finds that the Transportation Planning Rule requires only that the City put in place measures to address “significant” effects to the transportation system, as defined in the TPR, resulting from the proposed Refinement Plan Amendment, Code Amendment, and Zone Change. The applicant has submitted a substantial volume of information into the record to support the conclusion that the amendments and Zone Change will not “significantly affect” the local transportation system for purposes of the TPR.

Based on the above findings, the amendment is consistent with Statewide Planning Goal 12.

Goal 13: Energy Conservation - To conserve energy.

Statewide Planning Goal 13 provides guidance on the management of land and land uses to maximize the conservation of energy. Goal 13 provides implementation direction focused on lot sizes, building heights, density of housing, compatibility and availability of light, wind, and air. The Code Amendment will not amend or otherwise affect any adopted land use regulations that implement this Goal.

Therefore, the amendment is consistent with Statewide Planning Goal 13.

Goal 14: Urbanization - To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

The Code Amendment is applicable to land already zoned and designated for urban uses. The amendment does not affect the transition from rural to urban land uses, as all the property affected by the amendment is located within the City limits. Based on this finding, the amendment is consistent with Statewide Planning Goal 14.

Goal 15: Willamette River Greenway - To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

The Code Amendment does not make any changes to the City’s Willamette River Greenway regulations, nor is the subject area located within the adopted Willamette Greenway boundary. Based on these findings, Statewide Planning Goal 15 does not apply.

Goals 16 – 19: Estuarine Resources; Coastal Shorelands; Beaches and Dunes; and Ocean Resources

There are no estuarine, beach and dune, coastal, or ocean resources related to the property affected by this Code Amendment. Therefore, Statewide Planning Goals 16 through 19 do not apply.

Based on the above findings addressing consistency with the Statewide Planning Goals, the Code Amendment is consistent with the Statewide Planning Goals.

EC 9.8065(2) Is consistent with applicable provisions of the comprehensive plan and applicable adopted refinement plans.

Metro Plan

As is discussed within the Refinement Plan Amendment evaluation above, the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the basic guiding land use policy document for regional land use planning. The Code Amendment is consistent with the Metro Plan, which designates the subject properties as Government and Education land.

The applicant has not requested an amendment to the Metro Plan designation, and none of the changes to the Code are inconsistent with the Metro Plan designation of the subject properties as Government and Education land. Therefore, the proposal is consistent with the provisions of the Metro Plan.

Metropolitan Residential Land Use and Housing Element

A.25 Conserve the metropolitan area’s supply of existing affordable housing and increase the stability and quality of older residential neighborhoods, through measures such as revitalization; code enforcement; appropriate zoning; rehabilitation programs; relocation of existing structures; traffic calming; parking requirements; or public safety considerations. These actions should support planned densities in these areas.

The Code Amendment removes the prohibition on dormitory uses from the /EC East Campus Overlay Zone, amends the /EC East Campus Overlay Zone to increase the width of the transition area between taller buildings and buildings within a low-density residential zone, and amends the /EC East Campus Overlay Zone to increase building height limits. The Code Amendment also updates the policies in EC 9.9570 for consistency with the Refinement Plan Amendment.

The City Council finds that nothing in the Code Amendment prohibits conservation of existing affordable housing or rezones or redesignates “buildable residential land.”

The *Envision Eugene* Residential Land Supply Study includes an inventory of buildable lands for residential use. The property that is currently zoned with the /EC East Campus Overlay was not counted as “buildable residential land” in the *Envision Eugene* Residential Land Supply Study because of its Government and Education designation in the Metro Plan. The Code Amendment does not change the Metro Plan designation for any properties.

For all these reasons, the Council finds that the Code Amendment is consistent with Policy A.25.

There are no other policies in the Metro Plan that appear to be directly relevant to this Code Amendment or that serve as mandatory approval criteria for the amendment; therefore, this criterion is met.

Envision Eugene Comprehensive Plan

The *Envision Eugene* Comprehensive Plan does not contain any policies that appear to be directly relevant to this Code Amendment or that serve as mandatory approval criteria for the amendment.

Fairmount/University of Oregon Special Area Study

The Refinement Plan Amendment, which is adopted concurrently with the Code Amendment, includes updates to several sections of the Fairmount/University of Oregon Special Area Study (SAS).

The text of the Fairmount/University of Oregon Special Area Study has been updated to allow student “dorm” uses within the area designated Limited Institutional (LI).

In order to ensure consistency with the Fairmount/University of Oregon Special Area Study, section 9.4215(1)(c) of the Eugene Code must be updated to remove the prohibition of dormitory uses from the /EC East Campus Overlay Zone.

The City Council finds that the proposed Code Amendments are consistent with Fairmount/University of Oregon Special Area Study East Campus Area Policy 6(d), which provides as follows:

East Campus Area Policy 6: On University-owned East Campus lands within the state-approved University boundary, the following policies shall apply in the Low Density Residential area:

(d) The preservation and maintenance of the historic architectural, single-family residential character of the Low Density Residential area is an integral part of the surrounding neighborhood. New development shall demonstrate compatibility with this historic architectural, single-family residential character, located east and south of the East Campus area, through consideration of appropriate building mass, building scale, historic architectural style, setbacks, building and entrance orientation, roof pitch and mitigation of off-site impacts.

The City Council finds that, as described in the main text of Policy 6, this policy applies to the “Low Density Residential Area” that is located “[o]n University-owned East Campus lands within the state-approved University boundary.” The Council finds that the Refinement Plan Amendment and Code Amendments only apply to properties designated Limited Institutional (LI) or Institutional (I). Neither the Refinement Plan Amendment nor the Code Amendments redesignate, rezone, or apply directly to property designated “Low Density Residential.” Further, the Council finds that the Low Density Residential area is located to the east of the area affected by the Refinement Plan Amendment and Code Amendments; therefore, East Campus Area Policy 6(d) is not applicable to property within the area affected by the Refinement Plan Amendment and Code Amendment. East Campus Area Policy 6(d) is not

relevant to the proposed Code Amendment because the amendments do not apply to or affect development within the Low Density Residential designation area.

Remaining portions of the Fairmount/University of Oregon Special Area Study are related to areas outside the East Campus boundaries or to general neighborhood policies, none of which will be directly affected by the Code Amendment. As such, no other policies listed in the SAS appear to serve as mandatory approval criteria for these Code Amendments.

Based on these findings, this criterion is met.

EC 9.8065(3) In the case of establishment of a special area zone, is consistent with EC 9.3020 Criteria for Establishment of an S Special Area Zone.

The Code Amendment does not establish a Special Area Zone. Therefore, this criterion does not apply to the Code Amendment.

ZONE CHANGE

Application Details

The ordinance includes a Zone Change removing the /EC East Campus Overlay from nine properties, which total approximately 1.15 acres. The base zoning of the properties, PL Public Land, will not change, nor will any other overlay zones applicable to the subject properties, such as the /SR Site Review Overlay Zone.

The Zone Change corresponds to the changes in the eleven affected properties' Refinement Plan designation, from Limited High Density Residential / Limited Institutional (LHDR/LI) to Institutional (I). The change in Refinement Plan designation and zoning aligns with the existing institutional uses on the properties as well as other institutional uses planned for the future.

Evaluation – Zone Change

The following findings address the applicable approval criteria for the requested Zone Change:

EC 9.8865(1) The proposed change is consistent with applicable provisions of the Metro Plan. The written text of the Metro Plan shall take precedence over the Metro Plan diagram where apparent conflicts or inconsistencies exist.

The ordinance removes the /EC East Campus Overlay from nine tax lots. The base zoning of the properties, PL Public Land, will not change. Five of the tax lots are also zoned or partially zoned with the /SR Site Review Overlay, which will remain.

The properties are designated as Government and Education land in the Metro Plan Diagram. EC 9.2680 provides that the Public Land zone is "intended for public and semi-public uses that are designed to implement the comprehensive plan by providing areas for government services and education." Because the properties' base zoning aligns with the Metro Plan's Government and Education designation and will not change, the removal of the /EC East Campus Overlay Zone from the subject properties' zoning is consistent with the subject properties' Metro Plan designation.

Many Metro Plan policies are relevant and supportive of the Zone Change, including policies A.4, A.11 through A.14, and A.23 of the Residential Land Use and Housing Element which provide:

A.4 Use annexation, provision of adequate public facilities and services, rezoning, redevelopment, and infill to meet the 20-year projected housing demand.

A.11 Generally locate higher density residential development near employment or commercial services, in proximity to major transportation systems or within transportation-efficient nodes.

A.12 Coordinate higher density residential development with the provision of adequate infrastructure and services, open space, and other urban amenities.

A.13 Increase overall residential density in the metropolitan area by creating more opportunities for effectively designed in-fill, redevelopment, and mixed use while considering impacts of increased residential density on historic, existing and future neighborhoods.

A. 14 Review local zoning and development regulations periodically to remove barriers to higher density housing and to make provision for a full range of housing options.

A.23 Reduce impacts of higher density residential and mixed-use development on surrounding uses by considering site, landscape, and architectural design standards or guidelines in local zoning and development regulations.

Additionally, the Council finds that policy A.25 is not inconsistent with the Zone Change.

A.25 Conserve the metropolitan area's supply of existing affordable housing and increase the stability and quality of older residential neighborhoods, through measures such as revitalization; code enforcement; appropriate zoning; rehabilitation programs; relocation of existing structures; traffic calming; parking requirements; or public safety considerations. These actions should support planned densities in these areas.

The City Council finds that policy A.25 is applicable to the City's "buildable residential land supply" as identified in the City's *Envision Eugene* Residential Land Supply Study adopted in 2017. The City Council further finds that Policy A.25 is not an applicable approval criterion because the properties that are being rezoned to remove the /EC East Campus Overlay Zone are not identified as "buildable residential land" in the *Envision Eugene* Residential Land Supply Study.

The *Envision Eugene* Residential Land Supply Study includes an inventory of buildable lands for residential use. The properties that are being rezoned are designated as Government and Education land in the Metro Plan Diagram and have a base zone of PL Public Land. The property that is the subject of this Zone Change was not counted as "buildable residential land" in the *Envision Eugene* Residential Land Supply Study because of its Government and Education designation in the Metro Plan. EC 9.2680 provides that the Public Land zone is "intended for public and semi-public uses that are designed to implement the comprehensive plan by providing areas for government services and education." All the properties affected by these applications are owned by the University of Oregon and utilized for public institutional and education uses. The properties' base zoning aligns with the Metro Plan's Government and Education designation and will not change.

There are no other policies in the Metro Plan that appear to be directly relevant to this Zone Change or that serve as mandatory approval criteria for the application; therefore, this criterion is met.

EC 9.8865(2) The proposed zone change is consistent with applicable adopted refinement plans. In the event of inconsistencies between these plans and the Metro Plan, the Metro Plan controls.

The Fairmount/University of Oregon Special Area Study (SAS) is the adopted refinement plan applicable to the subject properties. The subject properties are located in the Limited High Density Residential / Limited Institutional (LHDR/LI) area north of East 15th Avenue, as identified in the SAS's Land Use Diagram.

The concurrent Refinement Plan Amendment amends the Fairmount/University of Oregon Special Area Study Land Use Diagram to redesignate the subject properties from LHDR/LI (LHDR/LI) to Institutional (I). The concurrent Code Amendments provide that the /EC East Campus Overlay Zone is only applicable to properties designated Limited Institutional (LI). As the subject properties are now designated Institutional (I), the Zone Change to remove the /EC East Campus Overlay Zone from the properties is consistent with the concurrent amendments to the Fairmount/University of Oregon Special Area Study.

No other policies listed in the Fairmount/University of Oregon Special Area Study appear to serve as mandatory approval criteria for this Zone Change, nor do any other policies require further analysis beyond that provided in the Refinement Plan Amendment evaluation above. Based on these findings, and with the concurrent approval of the Refinement Plan Amendment, this criterion is met.

EC 9.8865(3) The uses and density that will be allowed by the proposed zoning in the location of the proposed change can be served through the orderly extension of key urban facilities and services.

Key urban facilities and services are defined in the Metro Plan as: wastewater service, stormwater service, transportation, water service, fire and emergency medical services, police protection, City-wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district-wide basis (see Metro Plan, page V-3). The following summary addresses the availability of these key urban services and facilities, as required under this criterion.

Wastewater: An existing 8-inch public wastewater line is available and located adjacent to the subject properties, within the Villard Alley right-of-way. Wastewater standards will be reviewed at the time of future development for any extension of service to the subject properties.

Stormwater: There are existing stormwater lines that run along Villard Street, Villard Alley, and portions of East 15th Avenue. In the event of future development, applicants may be required to address all applicable stormwater management standards including flood control, water quality, oil control, easements, operation and maintenance. Any designs will be reviewed at time of building permit.

Streets: Six of the subject properties have frontage on East 15 Avenue to the south; one of the subject properties has frontage on Moss Street to the west; and the remaining two subject properties have frontage on Villard Street to the east. These sections of East 15th Avenue and

Villard Street are maintained by the City of Eugene, and this section of Moss Street is privately maintained. Compliance with applicable street standards will be addressed at the time of future development.

Solid Waste: Collection service is provided by private entities. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.

Water and Electric: Water and electrical services, operated by Eugene Water and Electric Board (EWEB) are available to the subject properties. Any future development will require coordination with EWEB staff to ensure that water and electric services comply with City standards and EWEB requirements.

Public Safety: Police protection for the subject properties is consistent with service provision throughout the City. Fire protection will be provided by the Eugene Springfield Fire Department. Emergency medical services are currently provided on a regional basis by the cities of Eugene and Springfield.

Transportation: The subject properties are accessible to pedestrians, bicycles, and vehicles via the surrounding street network. Two Lane Transit District public transit stops, the EmX Agate Station and Walnut Station, are located within ¼ mile of the subject properties, on Franklin Boulevard. Sidewalks and bikes lanes are present on both sides of East 15th Avenue.

Parks and Recreation: Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject properties in the City is sufficient evidence to demonstrate the minimum level of this key urban service is met.

Planning and Development Services: 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 property in the subject area.

Communication: A variety of telecommunication providers offer communications services throughout the Eugene/Springfield area. Therefore, these services are available, and this key urban service requirement is met.

Public Schools: The subject area is located within Eugene School District 4J. 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.

Based on these findings, this criterion is satisfied.

EC 9.8865(4) The proposed zone change is consistent with the applicable siting requirements set out for the specific zone in:

(e) EC 9.2681 Public Land Zone Siting Requirements.

The applicant has requested a Zone Change to remove the /EC East Campus Overlay from nine tax lots. While the base zoning of the properties, PL Public Land, is not proposed to change, the

Zone Change is consistent with the Public Land Zone Siting Requirements because the subject properties are owned solely by the University of Oregon, a public agency, and are developed with public (institutional) uses listed in EC 9.2682(1). This criterion is met.

EC 9.8865(5) In cases where the NR zone is applied based on EC 9.2510(1)(b), the property owner shall enter into a contractual arrangement with the city to ensure the area is maintained as a natural resource area for a minimum of 50 years.

This criterion does not apply because the Zone Change does not include the NR zone.

OAR 660-012-0060 - Transportation Planning Rule

While not an approval criterion included in Eugene Code, Zone Change applications are subject to Goal 12 Transportation of the Statewide Planning Goals, adopted by the Land Conservation and Development Commission. As such, Oregon Administrative Rule (OAR) 660-012-0060(1) must be specifically addressed as part of the requested Zone Change.

OAR 660-012-0060(1): If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9), or (10) of this rule.

As discussed in the Refinement Plan Amendment and Code Amendment evaluations above, the two concurrent applications were evaluated for potential transportation system impacts, and the City Council has determined that the proposed amendments will not have a significant effect on the transportation system. In this case, the Zone Change also qualifies for an exemption from OAR 660-012-0060(2) under subsection (9), which is addressed below.

OAR 660-012-0060(9): Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

(a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the plan map;

(b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and

(c) The area subject to the amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-220(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

The City of Eugene's adopted Eugene 2035 Transportation System Plan (2035 TSP) is the City's acknowledged local transportation system plan. Per Chapter 3: Needs Assessment and Evaluation of the 2035 TSP, the needs assessment and resulting projects that establish a transportation system adequate to meet the identified local transportation needs are based

upon the land use designations established by the Metro Plan. Generally, because the 2035 TSP is based on the Metro Plan land use designations, any zone allowed within the land use designation is consistent with both the Metro Plan and the 2035 TSP.

The removal of the /EC East Campus Overlay Zone from the subject properties is consistent with the subject properties' land use designation in the Metro Plan. Therefore, the zoning of the subject properties is also consistent with the 2035 TSP. As the applicant has not requested an amendment to the Metro Plan designation, and as the subject properties' base zoning of PL Public Land remains consistent with the Government and Education designation of the subject properties, the Zone Change complies with OAR 660-012-0060(9) and OAR 660-012-0060(1) is satisfied. Based on these findings, the Zone Change complies with the Transportation Planning Rule.

CONCLUSION

Based on the available information and evidence, and the preceding findings of compliance, the Refinement Plan Amendment, Code Amendment, and Zone Change comply with the applicable approval criteria.

Procedural Findings

The City processed the Refinement Plan Amendment, the Code Amendments, and the Zone Change as consolidated land use applications under the City's Type IV quasi-judicial procedures. The specific procedural steps are described above in the Council's Goal 1 findings.

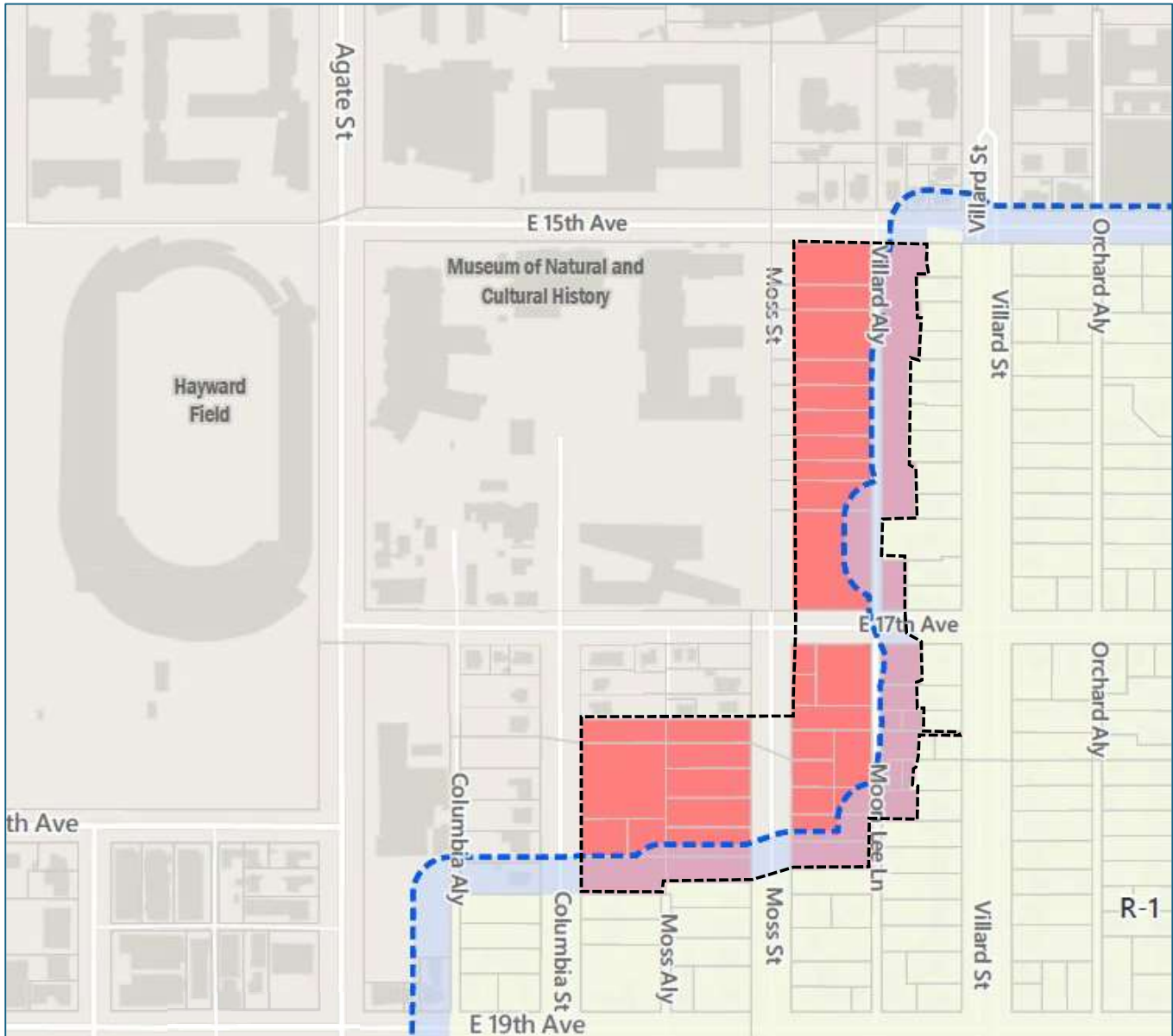
Interested parties argued that the consolidated applications were in fact "legislative" and not "quasi-judicial" and should have been processed under the City's Type V procedures. The City Council finds that the Type IV process is appropriate in this case because of the site-specific nature of the consolidated applications, the requirement that the City Council reach a decision on the applications, and the combination of land use decisions requested.

The Council finds that the University's proposal is site-specific under the City Code because all of the land that would be subject to changed development rules is within a small geographic area and is owned by the University. The Council further finds that, notwithstanding the general statement in EC 9.8060 that amendments to the Land Use Code are to be processed under Type V procedures, in this case, due to the site-specific nature of the applications, the use of quasi-judicial Type IV procedures was appropriate and is not prohibited by the Eugene Code. EC 9.8423 supports the use of Type IV procedures in this instance, by providing that site-specific refinement plan amendments are Type IV applications. In addition, Table 9.7055 and EC 9.8855(5) support the use of Type IV procedures, stating that Zone Changes processed concurrently with a Refinement Plan Amendment follow the applicable Refinement Plan procedure.

The Council also finds that, in this case, the City's Type IV and Type V processes are not meaningfully different in terms of public process. Both procedures require similar public notice and the same sequence of Planning Commission and City Council public hearings. Additionally, despite utilizing the quasi-judicial Type IV procedures in the Eugene Code to process the

University's proposal, the City also provided notice of the Code Amendments and Refinement Plan Amendments to the Department of Land Conservation and Development, as it would as part of a Type V legislative process. As discussed in detail in the Council's findings of compliance with Goal 1, the Council finds that interested parties have had ample notice and opportunity to make their views heard in this proceeding, and to provide evidence and argument to support their views. Interested parties have submitted significant written testimony and provided extensive oral testimony to both the Planning Commission and the City Council.

East Campus University of Oregon
Code Amendment – Proposed Maximum Building Heights



- R-1 Low-Density Residential Zone
- 75-Foot Buffer From Residentially Zoned Land
- Proposed Boundary of /EC East Campus Overlay Zone
- Area Subject to Proposed 85-Foot Maximum Building Height
- Area Subject to Proposed 45-Foot Maximum Building Height
- Tax Lots



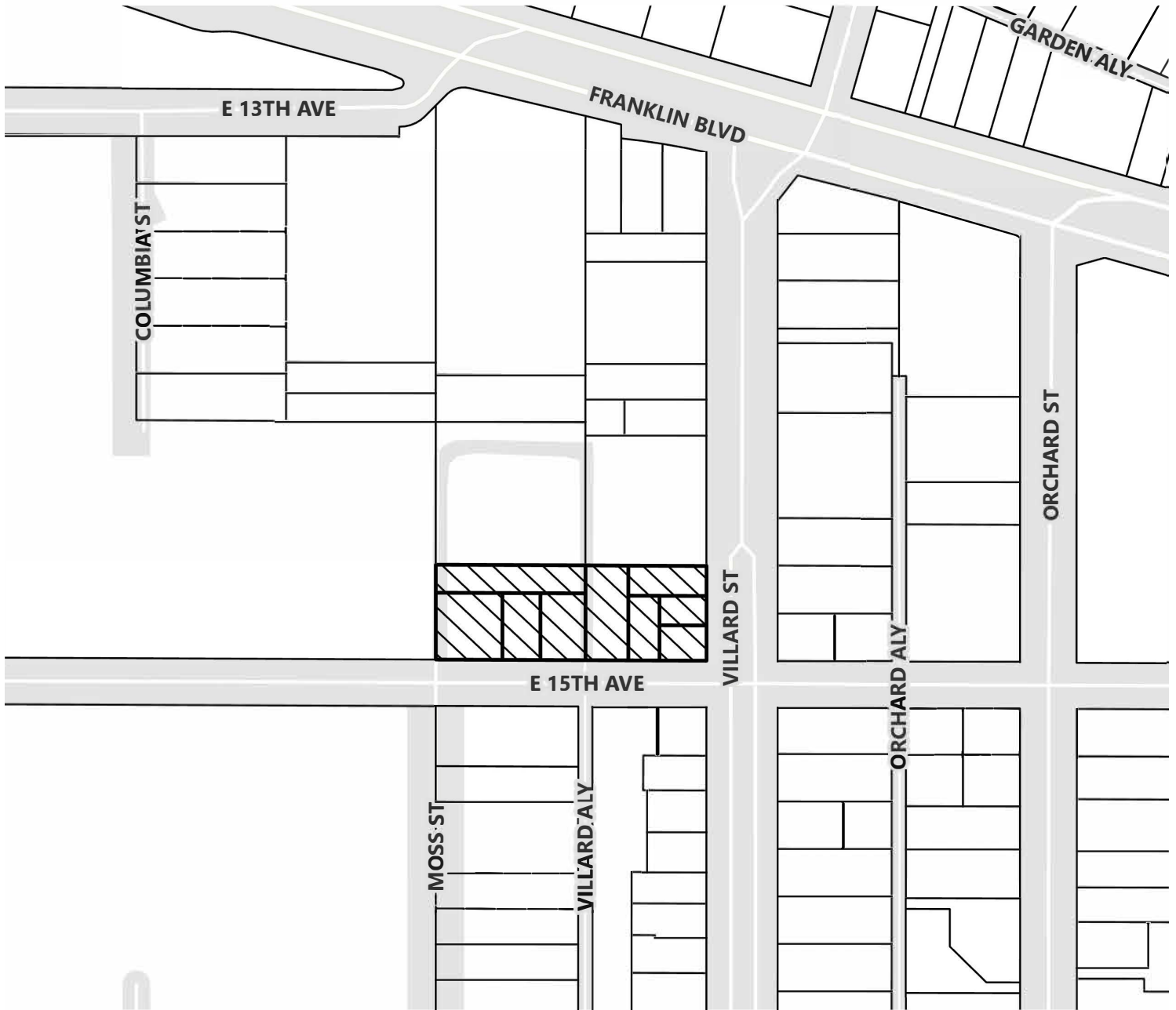
This map is intended for reference purposes only, to illustrate the areas impacted by the requested Code Amendment.

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



Proposed Zone Change

East Campus - University of Oregon (City Files: CA 25-02 / RA 25-01 / Z 25-03)
 Land Use Code Amendment, Refinement Plan Amendment, and Zone Change



- Taxlots
- Subject Properties for Zone Change to remove the /EC East Campus Overlay Zone*

*Subject Properties' base zoning (PL Public Land) is not proposed to change.

Subject Properties:
 Assessor's Map: 17-03-33-32
 Tax Lots: 07000, 07100, 07200, 07300, 07400,
 07500, 07600, 07700, & 07800



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

Created on 9/16/2025
 by City of Eugene Planning Division





Memorandum

Date: April 30, 2026
To: Eugene City Council
From: Brai Black, City of Eugene Planning Division
Subject: Responses to City Councilor Questions: East Campus University of Oregon Refinement Plan Amendment, Code Amendment, and Zone Change (City Files: RA 25-01, CA 25-02, Z 25-03)

On April 20, 2026, the Eugene City Council held their second public hearing on the University of Oregon's request for approval of a package of three concurrent applications, which include a Refinement Plan Amendment, Code Amendment, and Zone Change. Following the public hearing, City Councilors requested additional information from staff about two topics; student modes of transportation and future dormitory capacity. Responses to the questions asked by City Councilors during the public hearing are provided below and are based on available information in the record for the applications.

Student Modes of Transportation

Councilor Groves asked how many students drive cars. While the record contains limited data to respond to Councilor Groves' question, the applicant's Transportation Planning Rule (TPR) Analysis does include information related to a mode split survey that was conducted among University of Oregon students and staff in 2023 (see pages 12-13), which may be relevant to this question. These materials state that 24 percent of students commute to campus by "drive-alone," resulting in 5,781 student vehicle trips.¹ Additional information about trip generation can be found in the applicant's TPR Analysis, which is available in the application record for reference.

Future Dormitory Capacity

Councilor Evans asked how many students would be accommodated by proposed future dormitories. As part of the initial application submittal, the applicant provided a copy of the University of Oregon's Next Generation Housing Development Plan. The Next Generation Housing Development Plan is a conceptual design plan for the East Campus Area, and as such, indicates that the University is considering certain types of development in the future. The Plan includes several conceptual drawings intended to illustrate potential future development², and a diagram identifying future development areas. For example, it appears that "Site 2"³ could potentially be developed with a four- to six-story dormitory containing 667 beds. Additional information about proposed future development can be found in the Next Generation Housing Development Plan and other materials submitted by the applicant.

Please note that, while the proposed amendments could facilitate the development of dormitories in the East Campus area, these applications do not propose any development, and future development is not contemplated within the approval criteria applicable to these applications.

¹ See Table 2 on Page 13 of the Transportation Planning Rule Analysis.

² See Pages 84-109 of the Next Generation Housing Development Plan.

³ See Pages 88-89 of the Next Generation Housing Development Plan.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Comment

Meeting Date: May 11, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 6
Staff Contact: Rosa Roach
Phone: 541-682-8497

ISSUE STATEMENT

This item allows members of the public the opportunity to express opinions and provide information to the council. Comments presented during the public comment period should be on city-related issues and should not address items which have already been heard by a Hearings Official, items on the present agenda as a public hearing item, or items related to a quasi-judicial matter after the official record has been closed.

BACKGROUND

Per City Council's operating agreement, speakers at the public comment period will be limited to two and a half minutes and the total time will be limited to 90 minutes total. Speakers will be randomized, with persons who did not speak at the previous Public Comment prioritized ahead of persons who did speak at the previous Public Comment. Official representatives of Boards, Commissions, and Neighborhood associations will be prioritized during Public Comment ahead of other randomized speakers. No persons will be allowed to submit a "Request to Speak" form more than 30 minutes prior to the start of the meeting. Persons wishing to speak must sign up to do so no later than 5 minutes after the meeting has been opened by the Mayor or presiding officer.

At the end of the public comment period each member of the Council has the opportunity to respond to comments made. The time allocated to each member of the Council for such responses shall be up to three minutes.

FOR MORE INFORMATION

Staff Contact: Rosa Roach, City Council Coordinator
Telephone: 541-682-8497
Staff E-Mail: rroach@eugene-or.gov

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Resolution Annexing Land to the City of Eugene
(Assessor's Map 17-03-08-44, Tax Lot 00400, Located at the Northeast Corner of
Majorie Avenue and Downing Street)
(City File: Marjorie Avenue; A 26-03)

Meeting Date: May 11, 2026
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 7A
Staff Contact: Nicholas Gioello
Phone: 541-682-5453

ISSUE STATEMENT

This item is a request to annex an approximately .18-acre (7,841 square feet) property located at the northeast corner of Marjorie Avenue and Downing Street. No public rights-of-way are 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 to this Agenda Item Summary.

BACKGROUND

To encourage compact urban growth and sequential development within Eugene's urban growth boundary (UGB), the Eugene-Springfield Metropolitan Area General Plan (Metro Plan), Eugene's regional comprehensive plan, provides that ultimately all land within the UGB will be annexed into the City and provided with a minimum level of urban services.

The subject property is currently zoned AG Agricultural with /UL Urbanizable Land Overlay. The Metro Plan designates the subject property for low-density residential use. The subject property is located within the Urban Growth Boundary (UGB) and is contiguous to the city limits on its west boundary. Annexation will allow for future development consistent with the property's residential land use designation and the Eugene Code. Specific plans for future development of the site are not included as part of this annexation application.

Approval of annexation requests are based on the criteria at Eugene Code (EC) 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 of the attached resolution (see Attachment B to this AIS).

To provide nearby property owners and residents with an opportunity to review and comment on this annexation request, public notice was provided to all owners and occupants of property within 500 feet of the subject property and the affected neighborhood association (Northeast Neighbors) consistent with Eugene Code requirements. No testimony has been received to date regarding the proposed annexation of this property.

May 11, 2026 Meeting - Item 7A

Referral comments were provided by affected agencies including City of Eugene Public Works and Eugene Water & Electric Board. These referral comments confirm there are no concerns with the proposed annexation, and the property is already provided with the minimum level of key urban services consistent with the approval criteria. Given the findings and recommendations included in Exhibit C of Attachment B, demonstrating the provision of key urban services to the property and the absence of any testimony, a public hearing is not recommended in this instance.

A full copy of all materials in the record is available at the Permit and Information Center located at 99 West 10th Avenue, which is open from 12 pm to 4 pm Monday through Friday. To view materials at another time, please contact the listed staff representative to schedule an appointment. Copies may be also obtained at a reasonable cost. As a courtesy, copies of the application materials are also available online at: <https://pdd.eugene-or.gov/LandUse/ApplicationDetails?file=A-26-0003>

RELATED CITY POLICIES

None.

PREVIOUS COUNCIL DIRECTION

None.

COUNCIL OPTIONS

City Council may consider the following options

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

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council find that the request complies with all applicable approval criteria, adopt the resolution, and approve the annexation.

SUGGESTED MOTION

Move to Adopt a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-08-44 Tax Lot 00400, located at the northeast corner of Majorie Avenue and Downing Street).

ATTACHMENTS

- A. Vicinity Map
- B. Proposed Annexation Resolution with Exhibits A through C
 - Exhibit A: Site Plan
 - Exhibit B: Legal Description

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Exhibit C: Planning Director Findings

FOR MORE INFORMATION

Staff Contact: Nicholas Gioello, Associate Planner

Telephone: 541-682-5453





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



Vicinity Map

Marjorie Avenue (A 26-03)



-  Subject Property
-  Eugene City Limits
-  Taxlots
-  Eugene UGB



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

Created on 4/16/2026 by City of Eugene Planning Division



RESOLUTION NO. _____

**RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(ASSESSOR’S MAP 17-03-08-44, TAX LOT 00400, LOCATED AT THE
NORTHEAST CORNER OF MARJORIE AVENUE AND DOWNING
STREET)**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on February 6, 2026, by Mari L. Berg Revocable Living Trust, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, (“EC”) to annex property identified as Assessor’s Map 17-03-08-44, Tax Lot 00400, 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 are attached as Exhibit C.

D. On April 10, 2026, 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 Northeast Neighbors. The notice advised that the City Council would consider the Planning Director’s full recommendation on the proposed annexation on May 11, 2026.

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

NOW, THEREFORE,

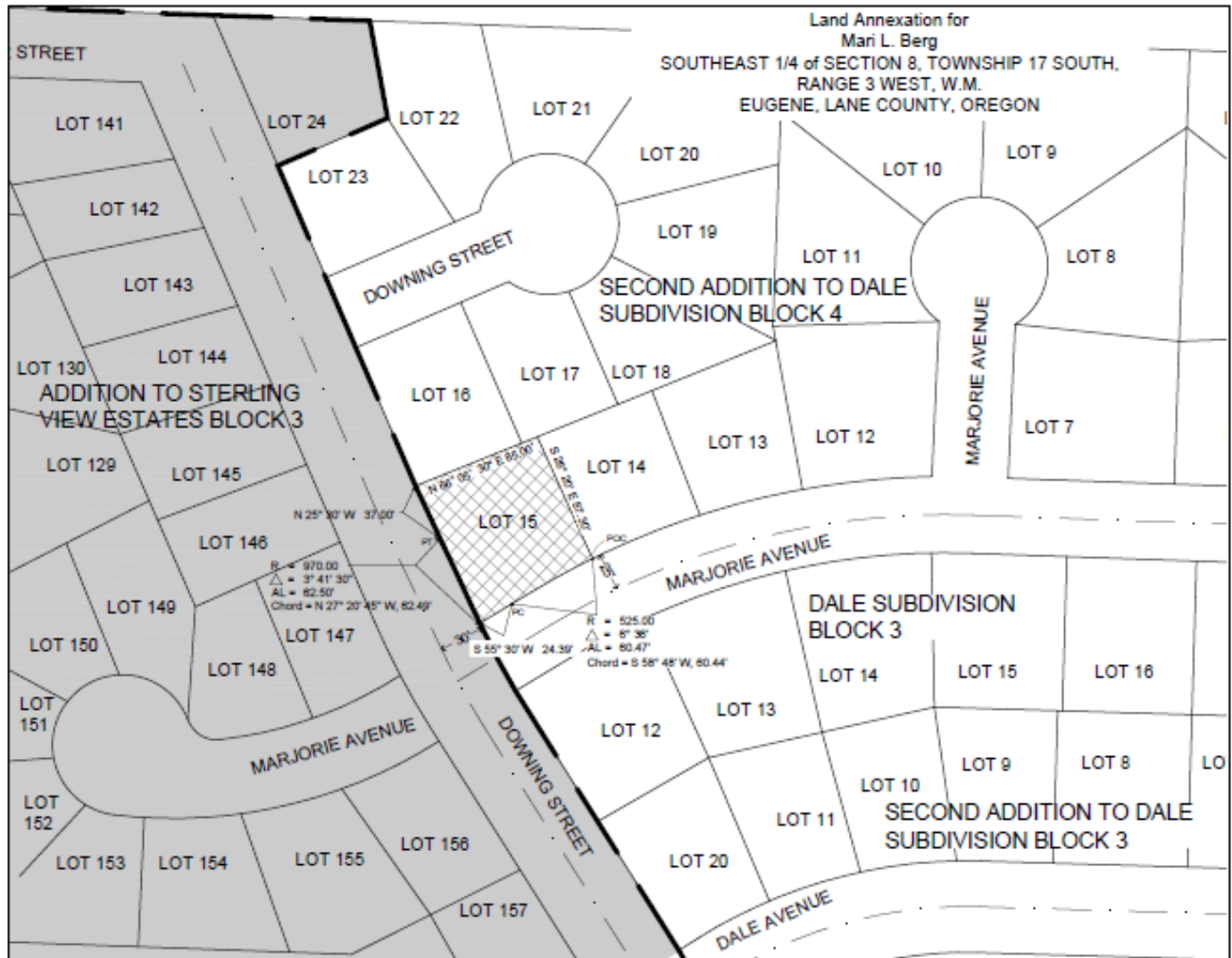
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

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 17-03-08-44, Tax Lot 00400, which is 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 AG Agricultural with /UL Urbanizable Land Overlay to AG Agricultural shall become effective in accordance with State law.

The foregoing Resolution adopted the ____ day of May, 2026.

City Recorder



LEGEND

-  LAND TO BE ANNEXED
-  CITY LIMITS
-  EXISTING ANNEXED PROPERTY

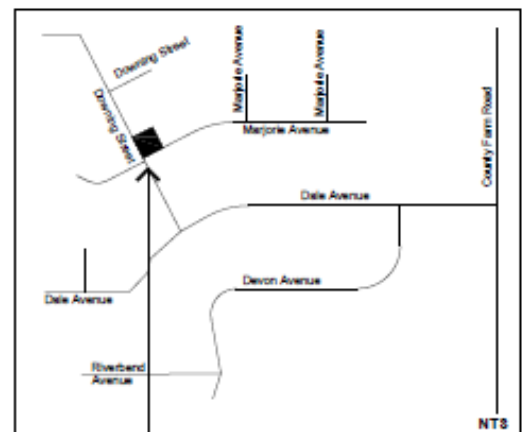
NOTES

1. CITY LIMIT BOUNDARIES SHOWN PER CITY of EUGENE ON-LINE INTERACTIVE MAP (EUGMAPS-APP) FEBRUARY 2026.
2. SITE IS VACANT.
3. EASEMENTS OR OTHER RECORDED RESTRICTIONS ARE SHOWN, IF EXISTING, ON THE SITE.

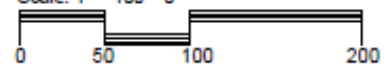
MAP: 17 03 08 44 Tax Lot 00400

ANNEXATION SITE PLAN
Marjorie Avenue Annexation
 Marjorie Avenue, Eugene, OR 97408

VICINITY MAP



Date: February 6, 2028
 Scale: 1" = 100' - 0"



Legal Description of Affected Property to be Annexed – Marjorie Avenue (A 26-03)

Exhibit B

Legal Description of Affected Territory to be Annexed
(Tax Lot #400)

Lot 15, Block 4, SECOND ADDITION TO DALE SUBDIVISION, as platted and recorded Book 52, Page 18, Lane County Oregon Plat Records, in Lane County, Oregon.

**Planning Director's Findings and Recommendation:
Annexation Request for Marjorie Avenue
(City File: A 26-03)**

APPLICATION DETAILS

Application Submitted: February 6, 2026

Applicant: Mari L. Berg Revocable Living Trust

Property Included in Annexation Request: Tax Lot 00400 of Assessor's Map
17-03-08-44

Zoning: AG Agricultural and /UL Urbanizable Land Overlay

Location: Northeast corner of Marjorie Avenue and Downing Street

Lead City Staff: Nicholas Gioello, Associate Planner, City of Eugene Planning Division, 541-682-
5453

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.

The subject property proposed for annexation is within the Urban Growth Boundary and is contiguous to city limits along the west boundary adjacent to Downing Street, consistent with subsection (a).

Based on these findings, this criterion is satisfied.

EC 9.7825(2): The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans

Several policies from the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) 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 of the Metro Plan (in *italic text*):

- Policy 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. (page II-C-4)

Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).

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)

The following policy from the Residential Element of the Metro Plan is also applicable:

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.

The Metro Plan designates the annexation area as appropriate for low-density residential use.

The Willakenzie Area Plan (WAP) is the adopted refinement plan for the subject property. The subject property is located within the WAP's Unincorporated Subarea. The WAP designates the area for Low-Density Residential use. With regard to applicable policies of the WAP, none of the listed policies for this subarea appear to be directly applicable to the subject property.

The proposed annexation does not conflict with any of the Land Use Policies in the WAP. The "Public Facilities and Services Element" policies of the WAP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that the properties within the UGB will be annexed.

As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan growth management policies and the subject property 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.

Based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan and the Willakenzie Area Plan.

Based on these findings, this criterion is satisfied.

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.

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:

Wastewater: Public Works confirms that the subject property is not currently connected to the public wastewater system. There is an existing 8-inch diameter public wastewater line in Downing Street, west of the subject property.

Stormwater: There is an existing 12-inch diameter public stormwater line in Downing Street to the west of the subject property. Soil maps indicate primarily Type C soils. No construction is proposed as part of this application and the site is already developed with a single-unit structure. Any future development or redevelopment will be subject to the City of Eugene Stormwater standards during the building permit process.

Transportation: The subject property fronts both Downing Street and Marjorie Avenue. Both Downing Street and Marjorie Avenue are public rights-of-way identified as local streets.

Solid Waste: Collection service is provided by private commercial haulers. Short Mountain Landfill is operated by Lane County and per the Lane County Solid Waste Management Plan (2019), receives solid waste generated within the City.

Water and Electric: Eugene Water and Electric Board (EWEB) Water staff confirm no objections to the annexation of the site.

Public Safety: Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection and emergency medical services will be provided by Eugene Springfield Fire.

Parks and Recreation: 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.

Planning and Development Services: 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.

Communications: A variety of telecommunications providers offer communications services throughout the Eugene/Springfield area.

Public Schools: The subject property is within Eugene School District 4J. 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.

Based on these findings, this criterion is satisfied.

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 of the annexation will be set in accordance with State law.

INFORMATIONAL ITEMS

- Upon approval of the annexation, the base zoning of AG Agricultural will remain; however, the /UL Urbanizable Land overlay will be automatically removed from the annexation area. Please contact the Permit Information Center, Planner-on-Duty at 541-682-5377 for more information
- Approval of this annexation does not relieve the applicant from complying with applicable codes and statutory requirements.