



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

January 21, 2020

7:30 p.m. CITY COUNCIL PUBLIC HEARING
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Meeting of January 21, 2020;
Her Honor Mayor Lucy Vinis Presiding

Councilors

Betty Taylor, President
Greg Evans
Mike Clark
Jennifer Yeh

Emily Semple, Vice President
Chris Pryor
Claire Syrett
Alan Zelenka

7:30 p.m. CITY COUNCIL PUBLIC HEARING

1. PUBLIC HEARING: An Ordinance and Resolutions Adopting Modifications to the Parks and Recreation System Development Charge Methodology

Proposed Resolution Adopting the Parks and Recreation SDC Project Plan; Repealing Resolution No. 4863; and Providing an Effective Date.

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

2. PUBLIC HEARING and POSSIBLE ACTION: A Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-23-42, Tax Lot 3900 Located West of 830 Willow Avenue)(City File: Steinhouse, Elizabeth; A 19-7)

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,
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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Hearing: An Ordinance and Resolutions Adopting Modifications to the Parks and Recreation System Development Charge Methodology

Resolution Adopting the Parks and Recreation SDC Project Plan; Repealing Resolution No. 4863; and Providing an Effective Date.

Resolution Adopting Amendments to the System Development Charge Methodologies (General Methodology and Appendices A and F) Originally Adopted by Resolution No. 4900; Replacing Appendix E to the System Development Charge Methodologies Originally Adopted by Resolution No. 4900; Repealing Resolution No. 4929; Providing a Phased SDC Increase; and Providing an Effective Date.

Meeting Date: January 21, 2020
Department: Public Works
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Carolyn Burke
Contact Telephone Number: 541-682-4914

ISSUE STATEMENT

The purpose of this public hearing is to provide an opportunity for public comment regarding the proposed ordinance and resolutions to adopt updates to the parks and recreation system development charge methodology.

BACKGROUND

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

Two forms of SDCs, improvement and reimbursement fees, recognize that capacity to meet the needs of growth is provided in two forms: new capacity-increasing capital improvements, and reimbursement for extra capacity built in the past and paid for by the general community. Improvement fee SDCs may be spent only on capacity-increasing projects. Reimbursement fees may also be spent on rehabilitation projects. The City has a combination of both reimbursement and improvement fee elements in each system's SDC.

January 21, 2020, Public Hearing – Item 1

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

The City Council held work sessions in July and October, 2019, that included information on the proposed methodology, the impact on SDC rates, and implementation options. The proposal that is the subject of this public hearing includes many of the concepts that were discussed in those work sessions.

- A calibrated 20-year project list that has been carefully honed to a reasonable set of projects that can fairly be attributed to growth and are required to build a more equitable parks and recreation system.
- A progressive residential rate structure that is based on occupancy rates of different sized dwellings and has the effect of incentivizing smaller, more affordable homes.
- A two-year phasing plan for rate categories that will see an increase under the new methodology. Rate categories that will see a rate reduction will see the full rate reduction in year one. These include accessory dwelling units, single-family dwellings that are 800 square feet and smaller, and studio apartments.

In addition to the public hearing notice provided for all city ordinances, written notice of the proposed modifications to the parks and recreation SDC methodology was provided to interested parties 90 days prior to this public hearing. The proposed modifications to the parks and recreation methodology were posted on the City's website and made available to all interested parties 60 days prior to this public hearing. Another notice was mailed to interested parties 30 days prior to the hearing.

The modifications to the parks and recreation SDC methodology require changes to numerous documents. These changes are proposed through three council actions summarized below:

An ordinance amending one section of Chapter 7 of the Eugene Code to identify the proposed Parks and Recreation SDC Project Plan as the capital improvement plan to serve as the basis for expending parks and recreation SDC revenues. It also establishes an effective date of the ordinance of 60 days after City Council adoption. See this proposed ordinance in Attachment A.

A resolution adopting the Parks and Recreation SDC Project Plan. The plan includes a list of the parks and recreation capital improvements that the City intends to fund with revenues from parks and recreation SDC improvement fees, and the estimated costs, timing and percentage of costs eligible to be funded with revenues from improvement fees for those capital improvements, as provided in ORS 223.309. This resolution also repeals the Parks Recreation and Open Space Project and Priority Plan. See this proposed resolution and the Parks and Recreation Project Plan in Attachment B.

A resolution proposing updates to the City's SDC methodology document, including:

- Modifications to the General Methodology to provide clarification and update the text as it pertains to the proposed parks and recreation SDC methodology.

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- Modifications to Appendix A “Definitions of General Terms and Transportation Use Codes” to update the definitions of general terms referenced in the proposed parks and recreation SDC methodology documents.
- Modifications to Appendix F “Local SDC System Formulas and General Fee Schedule” to update the formulas and rates that pertain to the proposed parks and recreation SDC methodology.
- A replacement of Appendix E “Parks and Recreation System Development Charge System Specific Methodology and Details” to describe the proposed parks and recreation SDC methodology.
- An Exhibit that provides the parks and recreation SDC rates that will be in effect for the first year after adoption (4/13/20 – 4/12/21). These rates reflect 50 percent of the rate increase and 100 percent of any rate decrease that result from the proposed methodology. The full rate that is described in Appendix F will take effect on April 12, 2021.

See this proposed resolution and methodology documents in Attachment C.

Proposed Next Steps

A City Council work session and possible action is scheduled for February 12, 2020.

PREVIOUS COUNCIL DIRECTION

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

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

[July 8, 2019, Work Session](#)

[October 9, 2019, Work Session](#)

COUNCIL OPTIONS

This item is scheduled for public hearing only.

SUGGESTED MOTION

No motion is proposed; this is a public hearing only.

ATTACHMENTS

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

Includes:

- Exhibit A: City of Eugene’s Parks and Recreation System Development Charge Project Plan.

January 21, 2020, Public Hearing – Item 1

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

Includes:

- Exhibit A: Amendments – General Methodology and Appendices A and F
- Exhibit B: Replacement – Appendix E
- Exhibit C: Parks and Recreation SDC Rates (4/13/20 – 4/12/21)

FOR MORE INFORMATION

Staff Contact: Carolyn Burke, Parks and Natural Resource Planning Manager
Telephone: 541-682-4914
Staff E-Mail: cburke@eugene-or.gov

ORDINANCE NO. _____

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

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

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

7.715 SDC - Compliance With State Law.

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

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

Section 3. This Ordinance shall become effective on April 13, 2020.

Passed by the City Council this

_____ day of _____, 2020

City Recorder

Approved by the Mayor this

_____ day of _____, 2020

Mayor

RESOLUTION NO. ____

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

The City Council of the City of Eugene finds that:

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

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

NOW, THEREFORE,

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

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

Section 2. Resolution No. 4863 is hereby repealed.

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

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

City Recorder



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN

AIS Attachment B

Resolution No. ____/ Exhibit A
Parks and Recreation SDC Project Plan

DRAFT November 20, 2019

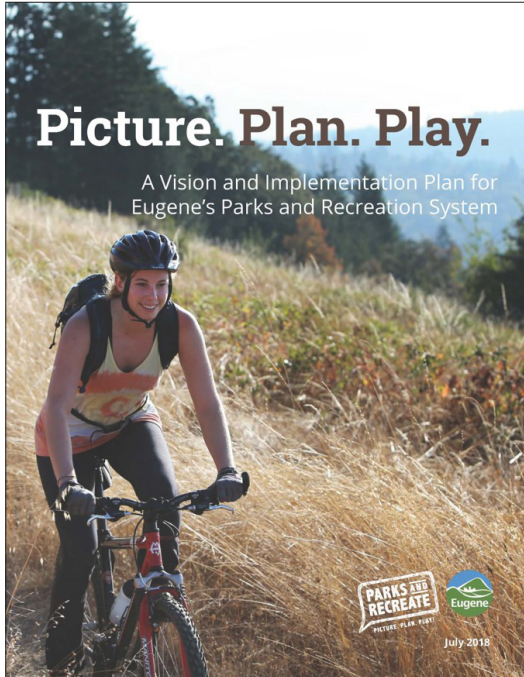


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INTRODUCTION



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

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

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

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

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

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





SDC PROJECT LIST OVERVIEW

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

PARKS AND RECREATION PRIORITIES

The Parks and Recreation System Plan identified four core principles:

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

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

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

PROJECT COSTS

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





TABLES

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

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

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

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

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





PARKS AND RECREATION SDC PROJECT LIST

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

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



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

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

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



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

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

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



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

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

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



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

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

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



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

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

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



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

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

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



CITY OF EUGENE PARKS AND RECREATION SDC PROJECT PLAN, 2020

Project Number	Facility Type	Project Name	Timeframe (Priority)*	Total Cost	Rehabilitation Cost	New Capacity Cost	Growth Cost	Growth % of Total Project Cost
SW35	Rec Facility	New multipurpose community center and pool facility	1/2	\$18,200,000	0	\$18,200,000	\$6,063,480	33%
WILLAKENZIE PLANNING DISTRICT								
W1	Nhood	Acquire new neighborhood park sites in underserved areas (Wb; Wc; Wf; Wh)	2	\$2,500,000	0	\$2,500,000	\$2,500,000	100%
W2	Nhood	Striker Field development	1	\$3,200,000	0	\$3,200,000	\$3,105,296	97%
W3	Nhood	Chase Commons development	1	\$1,000,000	0	\$1,000,000	\$970,405	97%
W20	School	Sheldon HS tennis court renovation (4J)	2	\$150,000	\$75,000	\$75,000	\$14,058	9%
W23	Metro	Alton Baker Park (west) master plan update and renovation	1/2	\$7,500,000	\$2,250,000	\$5,250,000	\$752,437	10%
W24	Metro	Alton Baker lighting improvements	1/2	\$1,750,000	\$437,500	\$1,312,500	\$238,727	14%
W26	Metro	Alton Baker Park Canoe Canal feasibility study and restoration	1/2	\$6,000,000	\$2,400,000	\$3,600,000	\$515,957	9%
W27	Metro	Whilamut Natural Area of Alton Baker Park master plan update and implementation	1/2	\$200,000	\$100,000	\$100,000	\$18,189	9%
W28	Natural Area	East Bank Path near Beltline to Armitage Park feasibility study	2	\$125,000	0	\$125,000	\$63,143	51%
W29	Natural Area	Acquire natural areas along the Willamette River, north of Beltline	2	\$1,000,000	0	\$1,000,000	\$1,000,000	100%
W30	Natural Area	Delta Ponds bridge and Debrick Slough trail (Trail Plan #34)	1	\$1,000,000	0	\$1,000,000	\$505,143	51%
W37	Nhood	Increase access to Sheldon Sports Park from We	1	\$148,000	0	\$148,000	\$12,465	8%
W38	Nhood	Increase access to Bond Lane Park from Wg	1	\$75,000	0	\$75,000	\$6,317	8%
W39	Systemwide	Eugene Recreational Walking Routes Planning/ Neighborhood Greenways: Willakenzie	1	\$150,000	0	\$150,000	\$28,115	19%
W40	Rec Facility	Sheldon Community Center Expansion/ remodel	1/2	\$10,585,611	\$3,002,000	\$7,583,611	\$2,526,542	24%
TOTAL SDC Project Costs				\$213,677,308	\$36,742,178	\$176,935,130	\$95,083,435	
SDC Balance Available (end of FY19)							\$7,805,174	
Calibrated SDC Project Costs							\$87,278,261	

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



MAPS

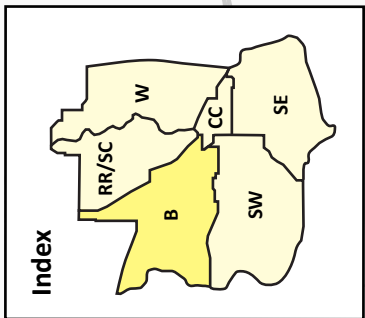
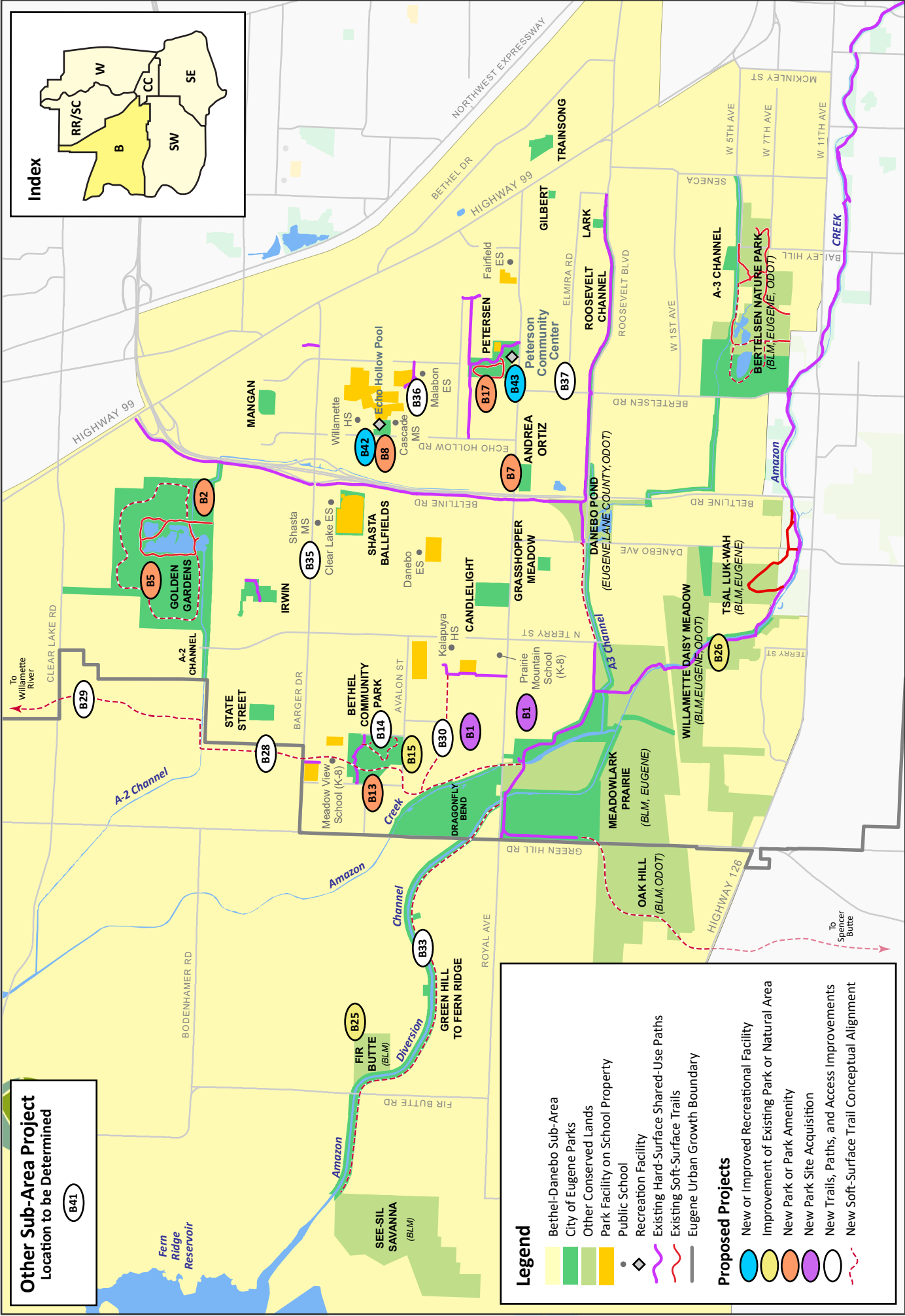
The SDC project list is organized into a common city-wide list and six neighborhood planning districts. Each list and the accompanying project numbers correlate to the following maps:

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



Other Sub-Area Project
Location to be Determined

(B41)

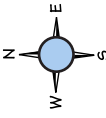


Legend

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

Proposed Projects

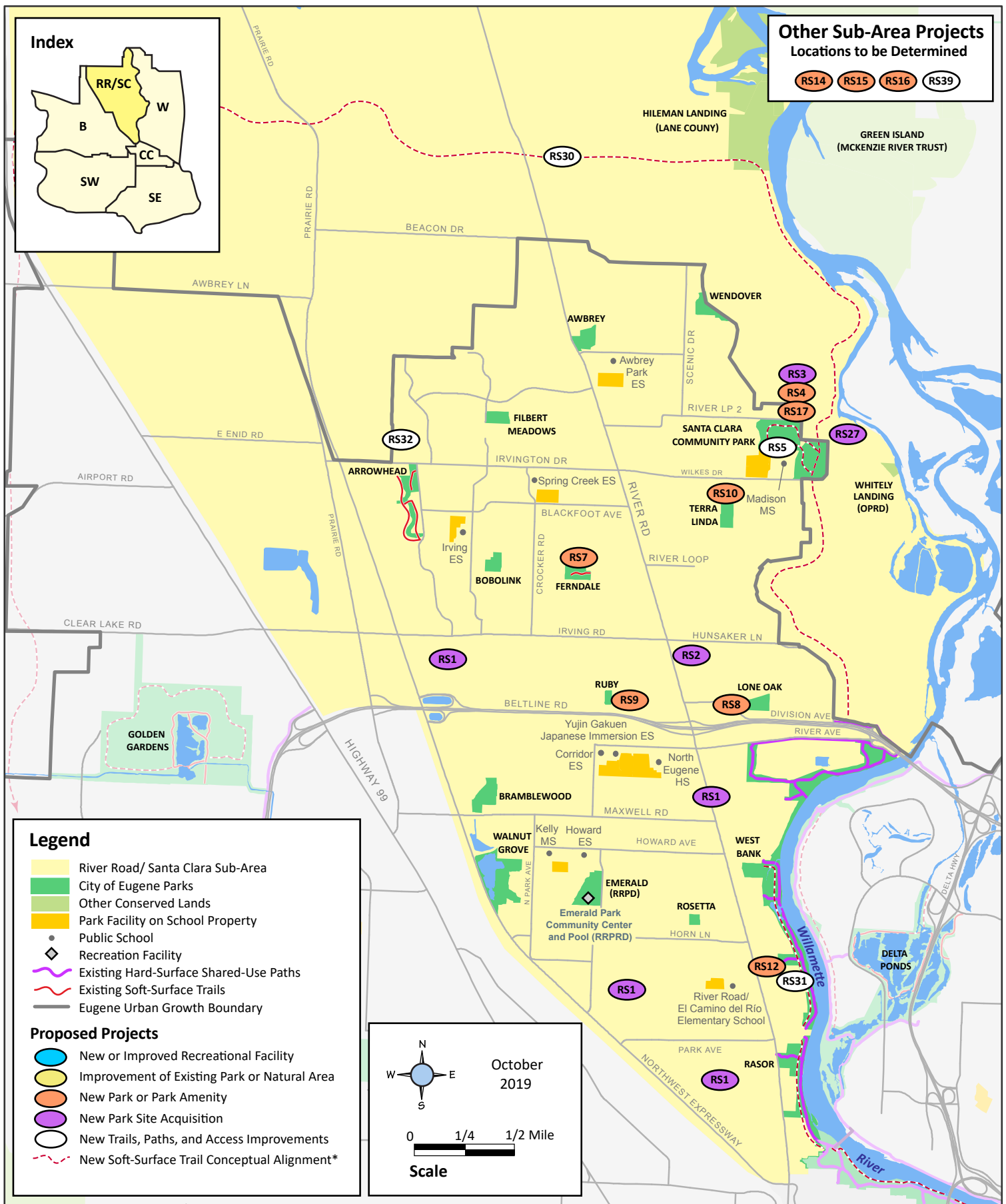
- New or Improved Recreational Facility
- Improvement of Existing Park or Natural Area
- New Park or Park Amenity
- New Park Site Acquisition
- New Trails, Paths, and Access Improvements
- New Soft-Surface Trail Conceptual Alignment



October 2019

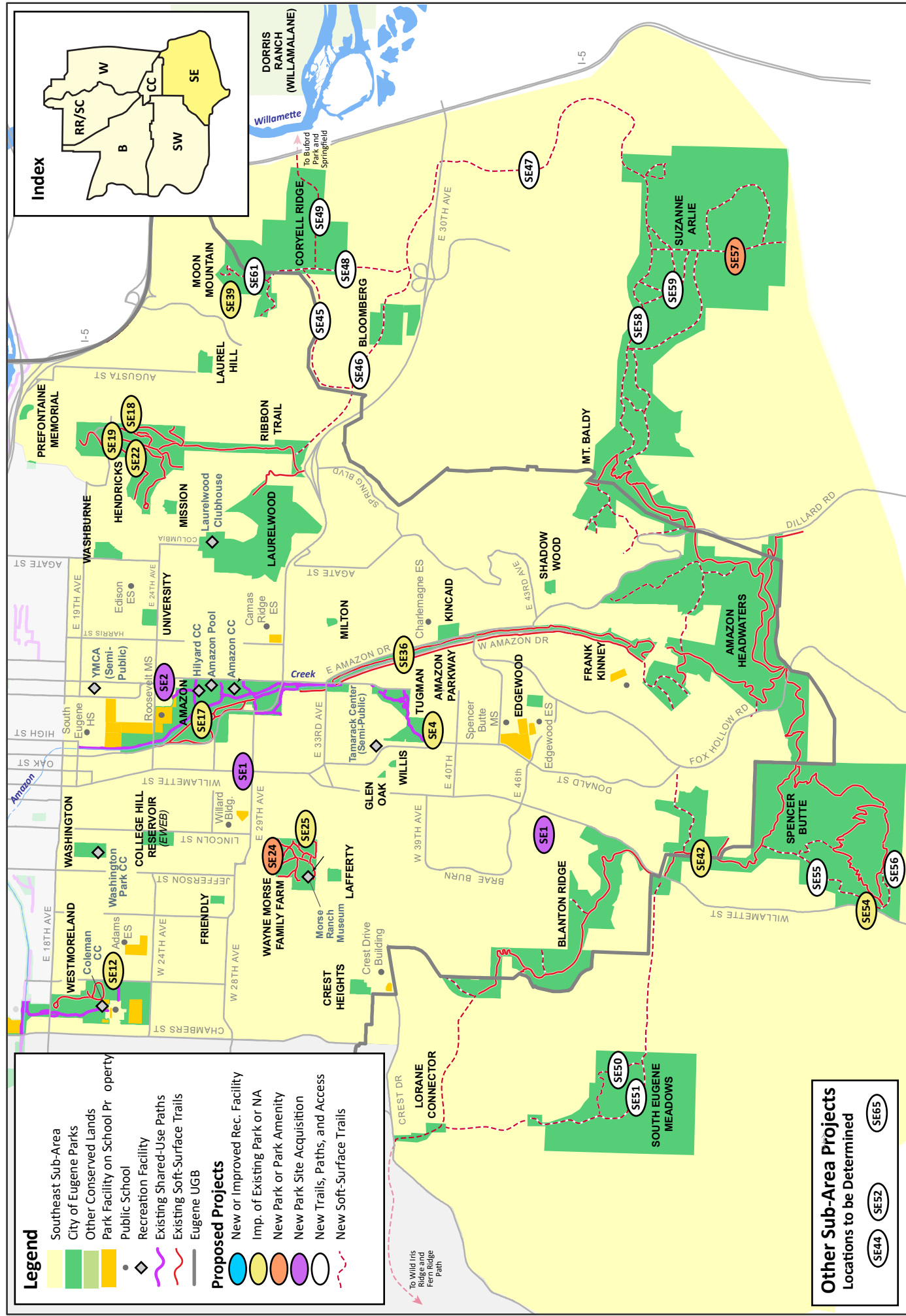
SDC Projects: Bethel Planning District

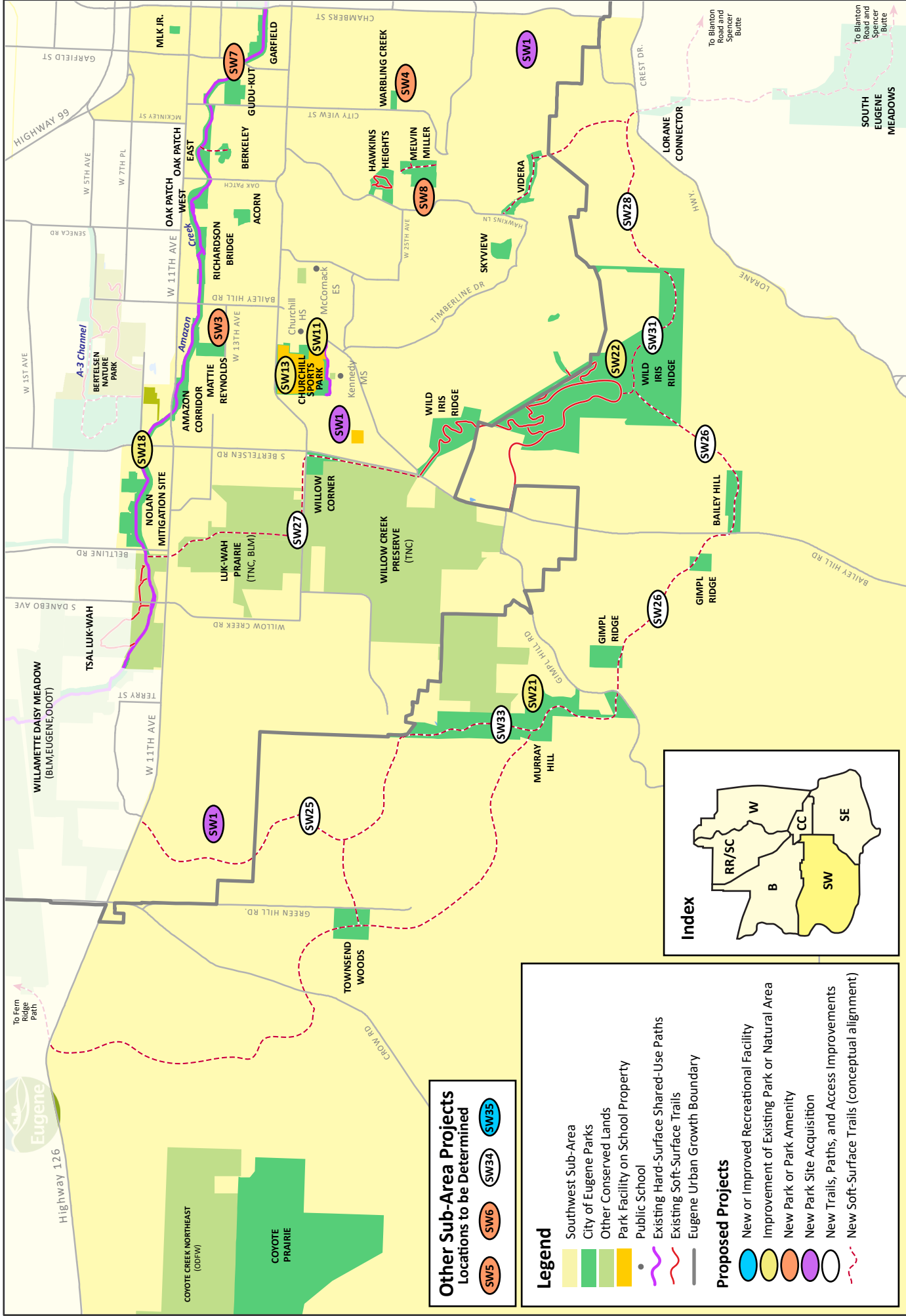
Eugene Parks and Recreation System

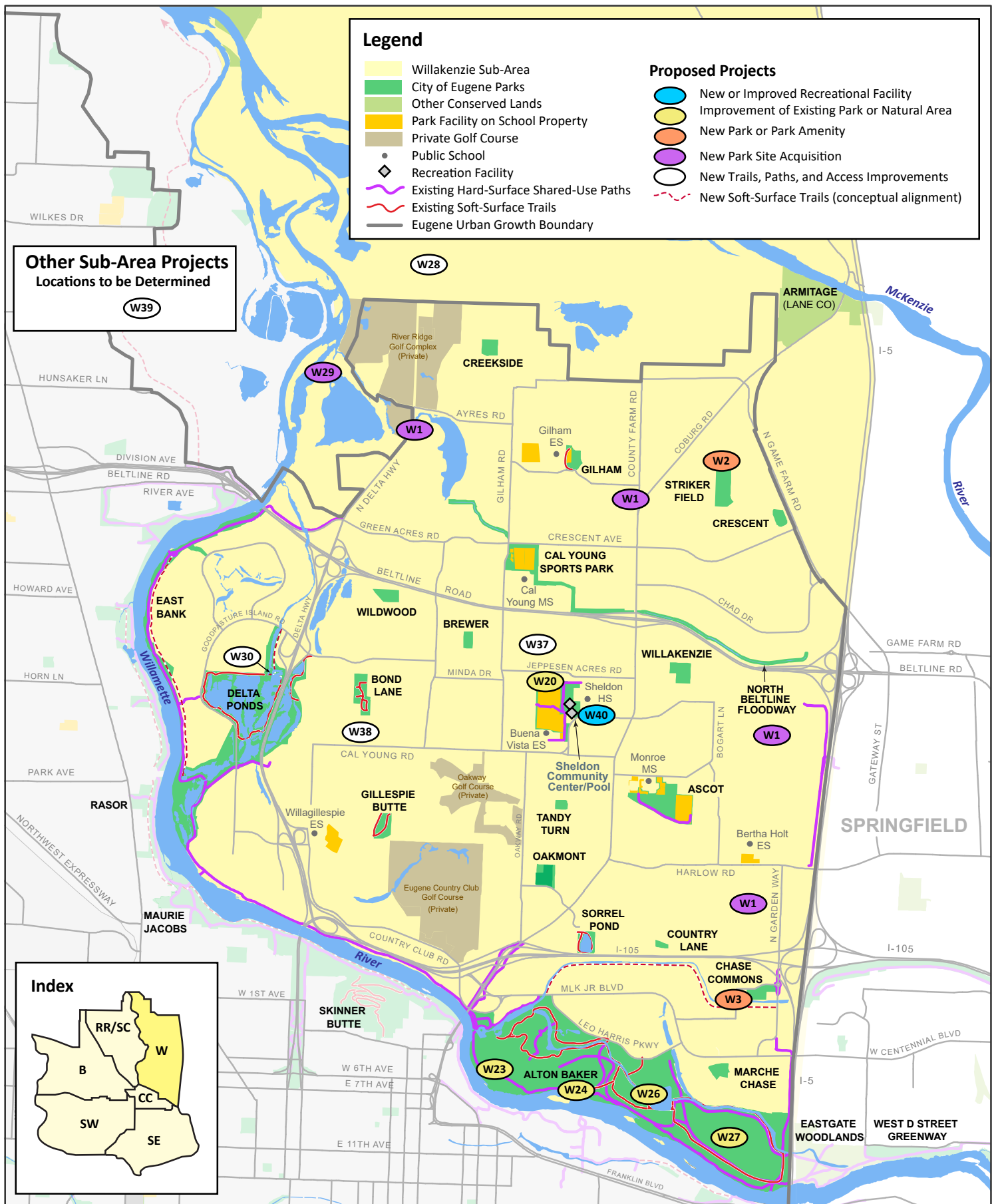


SDC Projects: River Road/Santa Clara Planning District

Eugene Parks and Recreation System



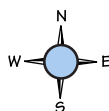




0 1/4 1/2 Mile

Scale

October 2019



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

RESOLUTION NO. _____

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

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

A. The City of Eugene System Development Charge Methodologies document was adopted by Resolution No. 4900, effective on May 7, 2007 and has subsequently been amended, most recently by Resolution No. 5254 on November 26, 2018.

B. The Eugene City Council held a public hearing on January 21, 2020 to accept public testimony on the amendments to the System Development Charge Methodologies made by this Resolution.

NOW, THEREFORE,

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

Section 1. The amendments to the City of Eugene System Development Charge Methodologies shown in Exhibits A to this Resolution are adopted and include amendments to:

- A.** The General Methodology;
- B.** Appendix A (“Definitions of General Terms and Transportation Use Codes & Cross-References for Wastewater & Parks SDCs Based Upon HUD BPR Use Codes Descriptions”); and
- C.** Appendix F (“Local SDC System Formulas and General Fee Schedule”).

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

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

Section 4. Resolution No. 4929 is hereby repealed.

Section 4. In order to phase-in the increased parks and recreation system development charge, beginning on April 13, 2020, the City will apply system development charges for parks and recreation according to the table at Exhibit C to this Resolution. Beginning on April 13, 2021, the City will apply the system development charge for parks and recreation consistent with Appendix F to the SDC Methodology, as amended by Section 1, above.

Section 5. This Resolution shall become effective on April 13, 2020.

Section 6. The City Recorder, at the request of or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained in the exhibits to this Resolution.

The foregoing Resolution adopted the _____ of _____, 2020.

City Recorder



Amendments – General Methodology and Appendices A and F

**City of Eugene
System Development Charge
Methodology~~iesy~~**

~~General Methodology~~

November 21, 2019 Draft

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City of Eugene
System Development Charge Methodologies

General Methodology

GENERAL METHODOLOGY

City of Eugene Systems Development Charges

1.0 Introduction

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

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

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

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

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

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

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

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

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

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

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

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

1.2 SDC Charges

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

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

2.0 General Approach

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

2.1 Assignment of Use Classifications

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

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

~~In the case of multiple uses that are proposed and/or exist within one development, a single use classification will be assigned for SDC fee and credit calculations,~~ where that single use

classification accurately describes the multiple uses (e.g., the “General Office Building” use classification may be assigned for a development that includes restaurants, retail, and warehousing).

2.2 SDC Applicability

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

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

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

2.3 General Method for City of Eugene SDC Rates

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

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

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

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

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

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

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

- Determine portion of system value attributable to servicing the needs of future development.
- Allocate the system value to the unit of impact (e.g., cost per unit of impervious area for stormwater system).
- Determine the service impact of specific development types (e.g., single-family dwelling, motel, convenience market).

2.3.1 Administrative Costs

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

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

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

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

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

- When an SDC is imposed for all other development:

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

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

2.3.2 Maximum Administrative Charge

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

2.4 Amendment to the SDC Methodology and Fees

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

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

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

2.4.1 Adopted / Incorporated Cost Index

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

2.5 Expending City of Eugene SDCs

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

3.0 Transportation System

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

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

The cost impacts of new development on these components are allocated on the basis of p.m. peak hour traffic on adjacent streets using either the trips specified in the Standard Calculation or based upon an Alternate Calculation as set forth in Appendix B.

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

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

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

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

4.1 Local Wastewater System

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

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

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

4.2 Regional Metropolitan Wastewater Management Commission (MWMC) Wastewater System

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

5.0 Stormwater System

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

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

6.0 Parks and Recreation System

The parks and recreation SDC is based upon the estimated cost of capacity in future capacity-enhancing projects to serve new development, as contained in the 2018 Vision and Implementation Plan for Eugene's Parks and Recreation System (System Plan)~~Parks, Recreation and Open Space (PROS) Project & Priority Parks and Recreation SDC Project~~ Plan, and the estimated capacity in the existing parks and recreation system to be used by new development. The details for calculating the parks and recreation SDC unit costs (rates) for residential development (per dwelling unit type and size) and nonresidential development (per room or per thousand gross square feet) are set forth in Appendix E. The parks and recreation SDC is determined by multiplying the applicable rate by the unit of measure for the proposed development type. The costs per unit of measure and resulting rates may be found in Appendix F Table 17.

7.0 Impact Reductions, Credits, and Compact Development Adjustments

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

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

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

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

- Shall not be given for improvements constructed or programs instituted prior to City approval.
- Shall be applied up to the maximum SDC fee for the applicable system.
- Shall reduce the SDCs paid on building permits at the time of issuance, but in no case may the

sum of impact reductions, credits, and compact development adjustments exceed the SDC.

- Shall be applied to a particular system (e.g., Transportation, Stormwater, Wastewater, Parks); credits or reductions approved for a particular system cannot be transferred or applied to any other system charges.
- Shall be applied to the SDCs for the particular development, may only be further applied to subsequent phases of the same development for which the improvement was constructed or program instituted, and cannot be transferred or applied to other properties or developments.

7.1 Impact Reductions or Mitigation

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

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

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

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

7.1.1 Transportation System Impact Reduction

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

7.1.2 Stormwater System Impact Reduction or Mitigation

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

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

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

7.1.2.1 Stormwater System Impact Reduction Criteria

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

SFD and duplex residential development:

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

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

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

7.2 Credits

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

7.2.1 Qualified Public Improvement Credit

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

7.2.2 Capital Improvement Credit

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

- That it reduces the need for construction of specific, identifiable public improvements; or
- That it would otherwise have to be constructed or acquired at public expense and is eligible for funding with Systems Development Charge funds under the current policies of the City Council; or
- That the City can recover credits through collection of an equivalent assessment from

benefited properties, or for which the City Council has formed a Local Improvement District in accordance with provisions in Eugene Code, 1971 section 6.610 (6) or 7.407 (2).

7.2.3 Credit for Multiple-Unit Housing Capital Improvements

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

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

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

7.2.4 Credit for Previous Payment or Use

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

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

records). Credits for previous payment or use are provided in the following manner:

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

7.2.5 City Cost of Construction Credit

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

7.2.6 Revenue Collection for Equivalent Assessment or Special Benefit Credit

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

7.3 Compact Development Adjustments

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

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

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

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

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

- The associated reduction program for which an impact reduction has been approved is not

instituted or is modified without the approval of the City Engineer, or ceases to function as designed;

- The associated capital improvement for which SDC credit has been given is not constructed or completed as required, or fails to function as designed; or
- The associated development for which a compact development adjustment has been approved removes required automobile and/or pedestrian connections to transit corridors, or changes use to a development type that does not meet the compact development adjustment criteria.

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

7.5 Application for Credit and Impact Reduction

An application for a credit or impact reduction, including related documentation and information, shall be submitted by the applicant in the manner prescribed by the City, together with any fee set by the City Engineer pursuant to Eugene Code, 1971 section 2.020. The applicant shall have the burden of demonstrating the eligibility for a credit and/or impact reduction. No credit or impact reduction shall be granted for an SDC that has already been imposed, collected or agreed to be paid in installments unless resulting from cancellation of an active permit, expiration of a permit without being used, or an approved change of design of an active permit.

7.5.1 Application for Impact Reduction

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

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

7.5.2 Application for Credit Based on Construction of Public Improvements

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

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

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

7.5.4 Changes to an Approved Credit Application

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

7.6 Decision on Application for Credit

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

7.7 Credit and Impact Reduction Duration

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

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

8.0 Appeals

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

A person objecting to the City’s final decision under Eugene Code, 1971 section 7.735 concerning

the calculation of a systems development charge may seek judicial review of the decision pursuant to ORS 34.010 to 34.100.

9.0 Interested Persons Notification

The City shall maintain a list of persons who have made a written request for notification prior to adoption or modification of a methodology for any SDC. The City shall mail written notification to persons on the list at least 90 days prior to the first hearing to adopt or modify a system development charge. The methodology supporting the adoption or modification will be available 60 days prior to the first hearing to adopt or amend a systems development charge. The failure of a person on the list to receive a notice that was mailed will not invalidate the action of the City. The City may periodically delete names from the Interested Persons List or require a new written request for notification be made if the person wishes to remain on the list. At least thirty (30) days prior to removal of the name from the Interested Persons List, the City will send notification to the person whose name is to be deleted. It is the responsibility of the person requesting to maintain a current address with the City for the purposes of being included on the Interested Persons List. An amendment to a methodology that changes the amount of a reimbursement fee or an improvement fee is not a “modification” of the system development charge subject to this notification requirement if the change is based on the periodic application of the cost index described in 2.4.1, or on a change in the costs of materials, labor or real property applied to projects or project capacity on a project list adopted pursuant to ORS 223.309.

FIGURE G-1

Rate-Setting Methodology

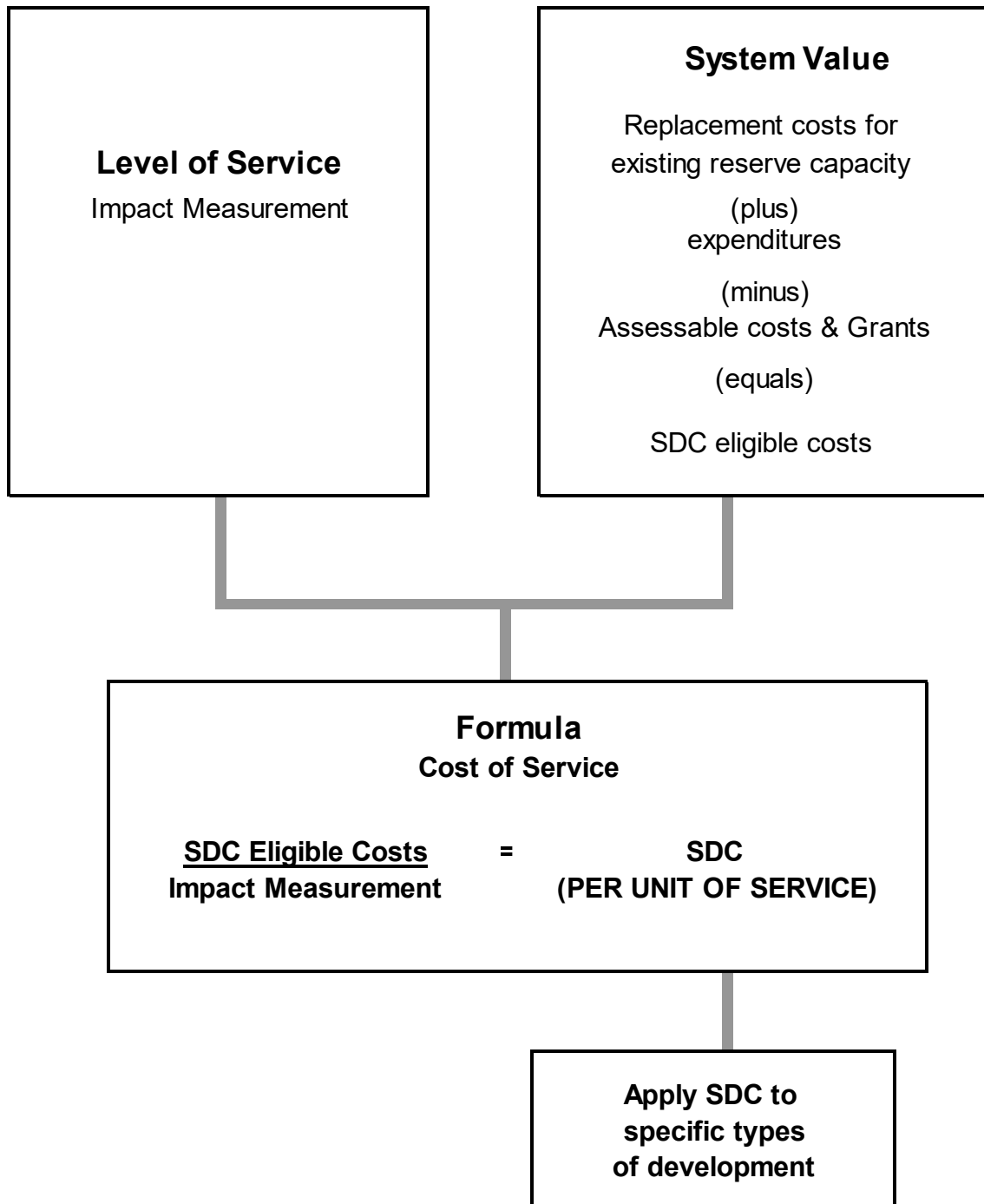


TABLE G-1

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

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

1. Transportation System

IMPACT REDUCTIONS:

- Successful bus pass program for employees

CREDITS:

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

COMPACT DEVELOPMENT ADJUSTMENTS:

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

2. Wastewater System

CREDITS:

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

3. Stormwater System

IMPACT REDUCTIONS:

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

CREDITS:

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

4. Parks and Recreation System

CREDITS:

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



City of Eugene
System Development Charge Methodology

Appendix A

Definitions of General Terms and Transportation Use Codes

&

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

November 21, 2019 Draft

Appendix A

Definitions of General Terms and Use Codes

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

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

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

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

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

Average Cost Determination:

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

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

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

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

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

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

City Manager: City Manager or designee.

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

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

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

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

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

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

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

ITE: Institute of Transportation Engineers

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TGSFLA: Thousand Gross Square Foot Leasable Area

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

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

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

Definitions of Transportation Use Codes

030 Truck Terminal

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

090 Park & Ride Lot with Bus Service

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

110 General Light Industrial

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

130 Industrial Park

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

140 Manufacturing

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

[Combines ITE use codes 120 General Heavy Industrial and 140 Manufacturing.]

150 Warehousing

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

151 Mini-Warehouse

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

160 Data Center

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

170 Utilities

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

210 Single-Family Dwelling / Duplex

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

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

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

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

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

220 Apartments

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

230 Condominium/Townhome

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

251 Senior Housing Development

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

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

253 Congregate Care Facility / Continuing Care Retirement Community

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

254 Assisted Living / Nursing Home

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

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

310 Hotel/Motel

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

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

411 City Park

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

430 Golf Course

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

437 Bowling Alley

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

444 Movie Theater

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

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

491 Racquet/Tennis/Handball Facility

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

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

492 Health/Fitness/Athletic Club

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

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

495 Recreational Community Center / Multi-Purpose Recreational Facility

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

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

520 Elementary School

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

522 Middle School / Junior High School

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

530 High School

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

536 Private School (K-12)

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

540 Junior/Community College

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

550 University/College

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

560 Worship Facilities

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

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

565A Child Day Care Center

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

565B Adult Day Care Center

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

566 Cemetery

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

590 Library

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

591 Lodge / Fraternal Organization

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

610 Hospital

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

640 Animal Hospital / Veterinary Clinic

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

710 General Office Building

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

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

720 Medical-Dental Office

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

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

731 Department of Motor Vehicles

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

760 Research and Development Center

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

770 Business Park

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

811 Construction Equipment Rental Store

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

812 Building Materials and Lumber Store

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

813 Free-Standing Discount Superstore

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

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

Discount Store.]

814 Variety/Dollar Store

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

816 Hardware/Paint Store

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

817 Nursery (Garden Center)

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

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

820 Shopping Center

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

823 Factory Outlet Center

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

826 Specialty Retail Center and Other

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

841 Automobile Sales

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

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

843 Automobile Parts Sales

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

848 Tire Store

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

850 Supermarket

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

851 Convenience Market (Open 24 Hours)

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

852 Convenience Market (Open ~15 - 16 Hours)

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

854 Discount Supermarket

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

857 Discount Club

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

862 Home Improvement Superstore

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

863 Electronics Superstore

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

864 Toy/Children's Superstore

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

875 Department Store

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

876 Apparel Store

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

879 Arts and Crafts Store

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

880 Pharmacy/Drugstore without Drive-Through Window

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

881 Pharmacy/Drugstore with Drive-Through Window

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

890 Furniture Store

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

911 Walk-In Bank

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

912 Drive-In Bank

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

918 Hair Salon

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

931 Quality Restaurant

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

932 Higher Turnover Restaurant, Including Tavern/Bar

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

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

934 Fast Food Restaurant with or without Drive-Through

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

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

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

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

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

941 Quick Lubrication Vehicle Stop

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

942 Auto Care Center

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

944 Gasoline/Service Station

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

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

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

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

947 Self-Service Car Wash

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

948 Automated Car Wash

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

950 Truck Stop

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

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

* Bureau of Public Records, Housing and Urban Development

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

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

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

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

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

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

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

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

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

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



Appendix F

Local SDC System Formulas and General Fee Schedule

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

November 21, 2019 Draft

Appendix F

Local System Formulas & General Fee Schedule

1.0 Local System Formulas, Calculation Details, and Rates

1.1 General Rate Setting, Cost of Service Formula

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

1.2 Transportation System Cost and Rates

1.2.1 Transportation System Cost of Service

General Formula

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

Calculation

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

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

Reimbursement:

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

Improvement:

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

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

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

Inflationary Adjustment to 2014 Calculations, Prior to Methodology Adoption

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

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

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

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

1.2.2 Transportation SDC Rates

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

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

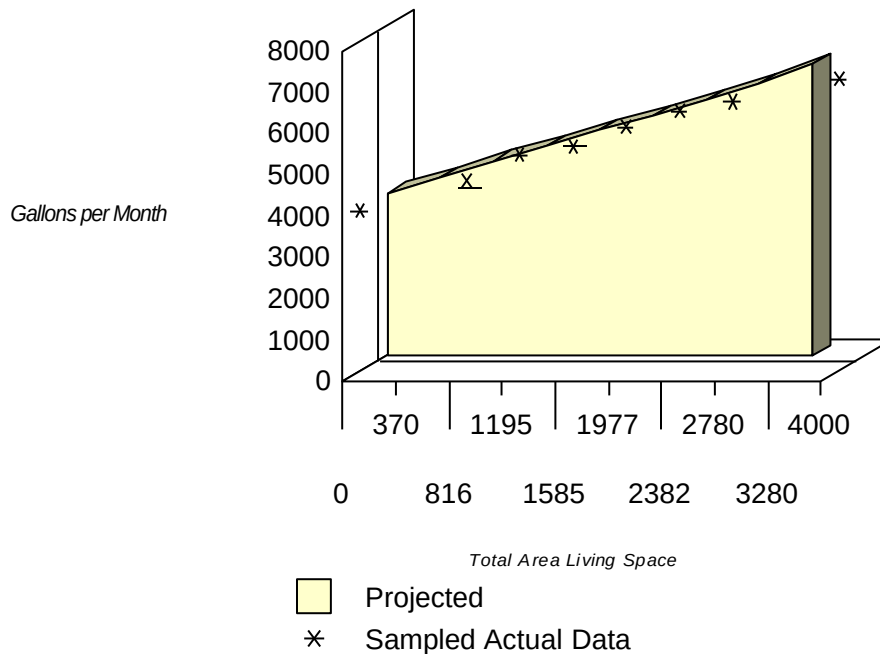
Table B-9 -- Transportation Trip Rates					
Eugene Trans Use Code	Description	Unit of Measure	Trip Rate	% Pass-by	Adjusted Trip Rate
820	SHOPPING CENTER	PER TSFGLA	3.71	34%	2.45
823	FACTORY OUTLET CENTER	PER TGSF	2.29	0%	2.29
826	SPECIALTY RETAIL CENTER & OTHER	PER TSFGLA	2.71	34%	1.79
841	AUTOMOBILE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

1.3 Wastewater System Cost of Service:

1.3.1 Local Wastewater System Cost of Service

Determination of Flow Estimation Formula for Residential Development

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



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

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

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

Formulas for Non-Residential Development

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

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

Calculations for Non-Residential Development

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

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

1.4 Stormwater System Cost of Service:

General Formulas

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

Reimbursement:

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

Improvement:

General System Capacity

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

LID System Capacity

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

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

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

1.5 Parks and Recreation System

Cost of Service: 1.5.1 General

Formulas:

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

$$\text{Residential Cost per person} \times \text{Persons per Dwelling Unit Type} = \text{Cost per DU}$$

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

Cost per	X	<u>Employees</u> Persons per	=	Cost per TGSF
<u>Employee</u>		TGSF		
Cost per	X	<u>Persons</u> Visitors per	=	Cost per Room
<u>Person</u> Visitor		Room		

TGSF = Thousand Gross Square Feet of floor area

1.5.2 Parks and Recreation System Unit Occupancies

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

Calculations: Vary; see Table 17

Table F-1

	<u>\$/Unit</u>	<u>Unit Occupancy</u>
<u>Single-Family Residential (Living Area Category)</u>	<u>\$/Person</u>	<u>Persons/ Dwelling Unit</u>
<u>800 SQ FT or less</u>	<u>\$2,421.70</u>	<u>1.25</u>
<u>801 SQ FT -1500 SQ FT</u>	<u>\$2,421.70</u>	<u>1.96</u>
<u>1501 SQ FT -3000 SQ FT</u>	<u>\$2,421.70</u>	<u>2.71</u>
<u>Over 3000 SQ FT</u>	<u>\$2,421.70</u>	<u>3.37</u>
<u>Accessory Dwelling Unit</u>	<u>\$2,421.70</u>	<u>1.25</u>
<u>Multifamily (Bedroom Category)</u>		
<u>0 Bedrooms</u>	<u>\$2,421.70</u>	<u>1.09</u>
<u>1 Bedroom</u>	<u>\$2,421.70</u>	<u>1.20</u>
<u>2 Bedrooms</u>	<u>\$2,421.70</u>	<u>1.99</u>
<u>3+ Bedrooms</u>	<u>\$2,421.70</u>	<u>2.51</u>
<u>Mobile Home</u>	<u>\$2,421.70</u>	<u>1.76</u>
<u>Nonresidential Category</u>	<u>\$/Visitor</u>	<u>Visitors/Room</u>
<u>A</u>	<u>\$1,065.55</u>	<u>2.30</u>
	<u>\$/Employee</u>	<u>Employees/ TGSF</u>
<u>B</u>	<u>\$478.12</u>	<u>3.34</u>
<u>C</u>	<u>\$478.12</u>	<u>2.06</u>
<u>D</u>	<u>\$478.12</u>	<u>1.21</u>
<u>E</u>	<u>\$478.12</u>	<u>0.49</u>

2.0 Adopted SDC Fee Schedule: Current Rates

2.1 Transportation System:

Cost per trip \$3,272.00

2.2 Local Wastewater System:

Residential dwelling unit base fee \$462.40
 Residential dwelling unit total living area multiplication factor \$0.1121
 Non-Residential rate per gal/day per land use type per PFU Varies

2.3 Regional (MWMC) Wastewater System:

Residential dwelling unit \$1709.67
 Non-Residential rate per gal/day per land use type per FEU Varies

2.4 Stormwater System:

General System Capacity
 Small Residential (building footprint ≤ 1,000 sq. ft.) \$414.54
 Medium Residential (building footprint > 1,000 sq.ft. and < 3,000 sq. ft.) \$667.87

Small Duplex	(unit building footprints $\leq$ 1,000 sq. ft.)	\$829.08
Medium Duplex	(unit building footprints > 1,000 sq. ft. and < 3,000 sq. ft.)	\$1,335.74
Manufactured Home Park		
Per space	(assumes 1,684 sq. ft. per space)	\$387.83
<u>plus</u>		
Per sq. ft. actual impervious surface area, add'l common areas		\$0.2303
All Other Development		
Per sq.ft. actual impervious surface area and/or equivalent		\$0.2303
LID System Capacity		
Small Residential	(building footprint $\leq$ 1,000 sq. ft.)	\$3,710.16
Medium Residential	(building footprint > 1,000 sq.ft. and < 3,000 sq. ft.)	\$5,977.48
Small Duplex	(unit building footprints $\leq$ 1,000 sq. ft.)	\$7,420.32
Medium Duplex	(unit building footprints > 1,000 sq. ft. and < 3,000 sq. ft.)	\$11,954.96
Manufactured Home Park		
Per space	(assumes 1,684 sq. ft. per space)	\$3,471.06
<u>plus</u>		
Per sq. ft. actual impervious surface area, add'l common areas		\$2.0612
All Other Development		
Per sq.ft. actual impervious surface area and/or equivalent		\$2.0612

~~Continuation of Current Rates on next page.~~

2.5 Parks and Recreation System:Residential (per Dwelling Unit by Category)Single Family (Living Area Category)~~\$4,246.00~~800 SQFT or less~~\$3,035.00~~801-1500 SQFT~~\$4,740.00~~1501-3000 SQFT~~\$6,561.00~~>3,000 SQFT~~\$8,162.00~~Duplex/Town Home/Mobile Home/Accessory DU~~\$3,442.00~~

00

Mobile Home~~\$4,262.00~~Multifamily (Bedroom Category)0 bedroom~~\$2,640.00~~1 bedroom~~\$2,906.00~~2 bedrooms~~\$4,819.00~~3 or more bedrooms~~\$6,078.00~~~~\$2,686.00~~

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

Class A (per Room)

~~\$12,697.00~~

Class B (per thousand gross square feet or TGSF)

~~\$1,134.00~~

Class C (per TGSF)

~~\$986.00~~

Class D (per TGSF)

~~\$413.00~~

Class E (per TGSF)

~~\$167.00~~**2.6 Administration Charges:**

City of Eugene if based on percentage

9.0%

City of Eugene if based on flat rate

\$80.00

2.7 Appeal Fee: City of Eugene per SDC appeal

\$100.00



City of Eugene
System Development Charge Methodology

Appendix E

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

November 21, 2019 Draft

Parks and Recreation System Development Charge Detail

1.0 Overview of Parks and Recreation SDC Methodology

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

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

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

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

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

1.1 Growth Capacity Needs

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

The City – through adoption of the System Plan – is planning for acquisition and development of park land, trails and recreation facilities consistent with the community’s desired level of service (LOS). The planned LOS for a particular park or facility type is defined as the future quantity of acreage (or number of facilities) per 1,000 population served, as shown in the equation below:

$$\frac{\text{Existing}Q + \text{Planned}Q}{\text{FuturePopulationServed}} = \text{PlannedLOS}$$

Where:

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

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

1.1.1 Equivalent Population

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

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

Table E-1
Service Area Equivalent Population Estimates

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

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

² From City of Eugene Economic Opportunity Analysis.

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

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

The equivalent population factors for employment-related development and overnight visitor accommodations are based on data from the City’s Parks and Recreation Facilities’ User Survey¹ (Survey). The Survey indicated that park use attributable to nonresidential land uses (including overnight visitor accommodations) ranged from 13.6 percent to 31.1 percent of total park use, depending on the specific factors considered. Consistent with the City’s 2007 parks SDC methodology, nonresidential development is assumed to represent 16.4 percent of total park use and equivalent population.

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

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

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

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

1.1.2 Level of Service Analysis

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

The following sections summarize the components of the LOS analysis.

1.1.2.1 Existing and Future Parks, Trails and Recreation Facilities

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

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

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

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

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

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

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

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

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

1.1.2.2 Existing and Planned LOS

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

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

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

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

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

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

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

1.1.3 Growth Capacity Needs

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

Table E-4
Growth Capacity Needs

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

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

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

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

1.2 SDC Cost Basis

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

1.2.1 Improvement Fee

1.2.1.1 Growth Share of Planned Improvements

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

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

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

¹ From Table E-2

² From Table E-4

1.2.1.2 Growth Share of Improvement Costs

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

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

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

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

Park Type	Rehabilitation Costs	New Capacity Costs			Total Costs
		Existing Park Performance ¹	New Land Acquisition ²	New Land Development ²	
Neighborhood	\$6,025,000	\$4,873,000	\$11,850,000	\$11,850,000	\$34,598,000
Growth Share %	0.0%	1%	100%	97%	68%
Growth Share \$	\$0	\$47,103	\$11,850,000	\$11,499,299	\$23,396,402
Community	\$2,760,000	\$3,415,000	\$3,000,000	\$6,625,000	\$15,800,000
Growth Share %	0%	2%	100%	89%	57%
Growth Share \$	\$0	\$73,099	\$3,000,000	\$5,865,162	\$8,938,261
Metropolitan³	\$5,325,000	\$16,735,000	\$1,750,000	\$5,600,000	\$29,410,000
Growth Share %	0%	14%	100%	98%	32%
Growth Share \$	\$0	\$2,305,323	\$1,750,000	\$5,484,737	\$9,540,060
Natural Area³	\$4,087,500	\$5,372,500	\$2,700,000	\$100,000	\$12,260,000
Growth Share %	0%	6%	100%	97%	25%
Growth Share \$	\$0	\$324,555	\$2,700,000	\$97,040	\$3,121,595
Urban Plazas			\$1,000,000	\$1,000,000	\$2,000,000
Growth Share %			73%	73%	73%
Growth Share \$			\$734,739	\$734,739	\$1,469,479
Linear Parks	\$250,000	\$250,000			\$500,000
Growth Share %	0%	19%			9%
Growth Share \$	\$0	\$46,858			\$46,859
Recreation Trails	\$112,500	\$12,500	\$12,631,000	\$5,094,000	\$17,850,000
Growth Share %	0%	0%	54%	51%	52%
Growth Share \$	\$0	\$0	\$6,767,239	\$2,580,087.01	\$9,347,326
Total Parks and Trails					
Total Costs	\$18,560,000	\$30,658,000	\$32,931,000	\$30,269,000	\$112,418,000
Growth Share	\$0	\$2,796,938	\$26,801,979	\$26,261,065	\$55,859,982

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

²Growth share from Table E-5.

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

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

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

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

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

1.2.1.3 Improvement Fee Cost Basis

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

Table E-8
Improvement Fee Cost Basis

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

¹ From Table E-6

² From Table E-7

1.2.2 Reimbursement Fee

1.2.2.1 Growth Share of Existing System Capacity

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

Table E-9
Preliminary Reimbursement Fee Cost Basis

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

¹ From Table E-4

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

1.3 SDC Schedule

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

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

1.3.1 Unit Costs

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

Table E-10
SDC Unit Costs by Development Category

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

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

1.3.2 Development Unit Assumptions

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

1.3.2.1 Single Family Residential

Local and regional data show that the typical household size (i.e., people per dwelling unit) varies by the size of the housing unit (as measured by number of bedrooms and quantity of living space). To develop single family occupancy assumptions by house size for the SDC methodology, a logarithmic regression analysis was used³. First, U.S. Census data, specifically,

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

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

The detailed occupants per household estimated by the regression model were used to develop averages occupancy within four SQ FT tiers, as shown in Table E-11. Based on the regression analysis, the persons per household range from 1.25 for tier 1 (8000 SQ FT) to 3.37 for tier 4 (over 3,000 SQ FT).

Table E-11
Single-Family Dwelling Unit Occupancy

Category	Avg. People per Dwelling Unit
4-Tier Structure¹	
800 SQFT or less	1.25
801-1500 SQFT	1.96
1501-3000 SQFT	2.71
>3,000 SQFT	3.37

¹Based on 2017 ACS Public Use Microdata Area 00400 PUMS for Lane County and tax lot data from the Lane County Assessor's Office (2017).

1.3.2.2 Multifamily Residential

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

Table E-12
Multifamily Dwelling Unit Occupancy

Category	Avg. People per Dwelling Unit
All Multifamily Dwelling Sizes¹	1.76
Number of Bedrooms Category²	
0 Bedrooms	1.09
1 Bedrooms	1.20
2 Bedrooms	1.99
3+ Bedrooms	2.51

¹ 2017 American Community Survey Public Use Microdata Sample (ACS PUMS) for Lane County, weighted average for all multifamily households

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

1.3.2.3 Other Housing

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

Table E-13
Occupancy Assumptions - Other Housing

Category	Avg. People per Unit
Mobile homes (per home) ¹	1.76
Accessory Dwelling Units (per unit) ²	1.25

¹ 2017 ACS Lane County for Multifamily dwellings.

² Based on single family Tier 1 (Table E-11)

1.3.2.4 Group Housing

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

- **Group Housing – Residential Parks and Recreation SDC Assessment.** The parks and recreation SDC for residential land uses is based on persons per unit; at the time of development, the proposed number of residents for which the group housing is designed will form the basis of the fee.
- **Group Housing – Nonresidential Parks and Recreation SDC Assessment.** The parks and recreation SDC for nonresidential land uses is based on categories defined by similar employee densities (noted below). Since institutional group housing is developed for individuals who are unable to use the City park system, but supports employees and visitors who do use parks, the parks and recreation SDC for such development is assessed using the category B nonresidential rate schedule (discussed below), which contains comparable institutions.

1.3.2.5 Nonresidential

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

Occupancy assumptions for overnight visitor accommodations (Category A) are based on estimated average persons per room of 2.3⁴.

Table E-14
Nonresidential Assumptions

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

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

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

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

⁴ Information provided by Travel Lane County (based on data from Dean Runyan).

Exhibit C

Resolution No. _____ / Exhibit C
Parks and Recreation SDC Rates (4/13/20 – 4/12/21)

Parks and Recreation SDC Rates (April 13, 2020 through April 12, 2021)

Single-Family Residential (Living Area Category)	Cost/Dwelling Unit
800 SQ FT or less	\$3,035
801 SQ FT -1500 SQ FT	\$4,524
1501 SQ FT -3000 SQ FT	\$5,435
Over 3000 SQ FT	\$6,235
Accessory Dwelling Unit	\$3,035
Multifamily (Bedroom Category)	Cost/Dwelling Unit
0 Bedrooms	\$2,640
1 Bedroom	\$2,816
2 Bedrooms	\$3,772
3+ Bedrooms	\$4,402
Mobile Home	\$3,877
Nonresidential Category	
	Cost/Room
A (Hotel/Motel)	\$2,085
	Cost/TGSF
B (Office, Eating & Drinking)	\$1,374
C (Industrial)	\$845
D (Retail, General Service)	\$498
E (Warehousing)	\$202

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Hearing and Possible Action: A Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-23-42, Tax Lot 3900 Located West of 830 Willow Avenue)(City File: Steinhouse, Elizabeth; A 19-7)

Meeting Date: January 21, 2019
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Althea Sullivan
Contact Telephone Number: 541-682-5485

ISSUE STATEMENT

This item is a public hearing for a request to annex an approximately 0.19-acre (8,276 square foot) parcel of vacant land located to the west of 830 Willow Avenue. No public right-of-way is proposed for annexation as part of this request. A vicinity map is provided as Attachment A.

Previously, in response to public comment received during public forum, this item was pulled from the consent calendar of the November 25, 2019, City Council meeting and council passed a motion to defer action on the annexation until after a public hearing was held.

The property is zoned R-1 Low-Density Residential with /UL Urbanizable Land Overlay. Both the Metro Plan and the applicable refinement plan, the River Road – Santa Clara Urban Facilities Plan, designate the subject property for Low Density Residential use. The property is located within the Urban Growth Boundary and is contiguous to other properties in the City limits along the northern property boundary. Annexation will allow for future development consistent with the property's land use designation and the Eugene Code. Evaluation of specific future development plans for the site are not included as part of this annexation application.

BACKGROUND

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

Approval of annexation requests are based on the criteria at Eugene Code 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

January 21, 2020, Public Hearing – Item 2

manner. Findings demonstrating that the annexation request is consistent with these approval criteria are included as Exhibit C to the attached draft resolution (Attachment B).

To provide nearby property owners and residents an opportunity to review and comment on this public hearing, public notice was provided to all owners and occupants of property within 500 feet of the subject property and the affected neighborhood association (River Road Community Organization), consistent with Eugene Code requirements. In response to the public hearing notice, an email was received from an individual inquiring about what the City planned to do with the property. The email is provided as Attachment C. Staff explained that this application is for the annexation of private property and the applicant indicated on their application that they plan to build a home.

Referral comments were provided by affected agencies including City of Eugene Public Works, Eugene Springfield Fire Marshal's Office, and Eugene Water & Electric Board. These referral comments confirm there are no concerns with the proposed annexation and the property can be provided with the minimum level of key urban services consistent with the approval criteria.

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

PREVIOUS COUNCIL DIRECTION

[November 25, 2019, Consent Calendar](#)

Move to hold a public hearing for the annexation request. (*Motion passed*)

COUNCIL OPTIONS

Action on this item is currently scheduled for January 27, 2020. However, City Council has the option to take action immediately following the hearing. Council may consider the following options:

1. Adopt the draft resolution
2. Adopt the draft resolution with specific modifications as determined by the City Council
3. Deny the draft resolution

CITY MANAGER'S RECOMMENDATION

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

SUGGESTED MOTION

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

ATTACHMENTS

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

FOR MORE INFORMATION

Staff Contact: Althea Sullivan
Telephone: 541-682-5485
Staff E-Mail: ASullivan@eugene-or.gov



Steinhouse, Elizabeth (A 19-7)

Attachment A

Map/Tax Lot 17-04-23-42 03900



- Subject Property
- Eugene City Limits
- Taxlots



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

Created on 11/1/2019
by City of Eugene Planning Division



RESOLUTION NO. _____

**RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(ASSESSOR'S MAP 17-04-23-42, TAX LOT 3900 LOCATED WEST OF 830
WILLOW AVENUE).**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on September 9, 2019, by Elizabeth Steinhouse in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971 ("EC"), to annex property identified as Assessor's Map 17-04-23-42, Tax Lot 3900, to the City of Eugene.

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

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

D. A notice dated October 23, 2019, containing a geographical reference to the property, 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 River Road Community Organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on November 25, 2019.

E. At the November 25, 2019 Council meeting, a member of the public voiced concerns about the annexation and the City Council voted to delay action until a public hearing could be held. Subsequently, the public hearing was scheduled for January 21, 2020.

F. Notice of the public hearing dated December 19, 2019, containing a geographical reference to the property, 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 River Road Community Organization. The notice advised that the City Council would hold a public hearing and consider the Planning Director's full recommendation on the proposed annexation at 7:30 p.m. on January 21, 2020. In addition, a notice of the public hearing was published in the Register Guard newspaper on January 7 and 14, 2020, and, on January 7, 2020, notice was posted at four public places in accordance with EC 9.7820(2)(d).

G. After holding the public hearing and considering the Planning Director's recommendation, the City Council finds that the application should be approved.

NOW, THEREFORE,

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

Section 1. Based on the above findings and the Planning Director's Findings and Recommendation which are attached as Exhibit C and are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-04-23-42, Tax Lot 3900, which is depicted on the map attached as Exhibit A, and more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from R-1 Low-Density Residential with /UL Urbanizable Land Overlay to R-1 Low-Density Residential shall become effective in accordance with State law.

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

City Recorder

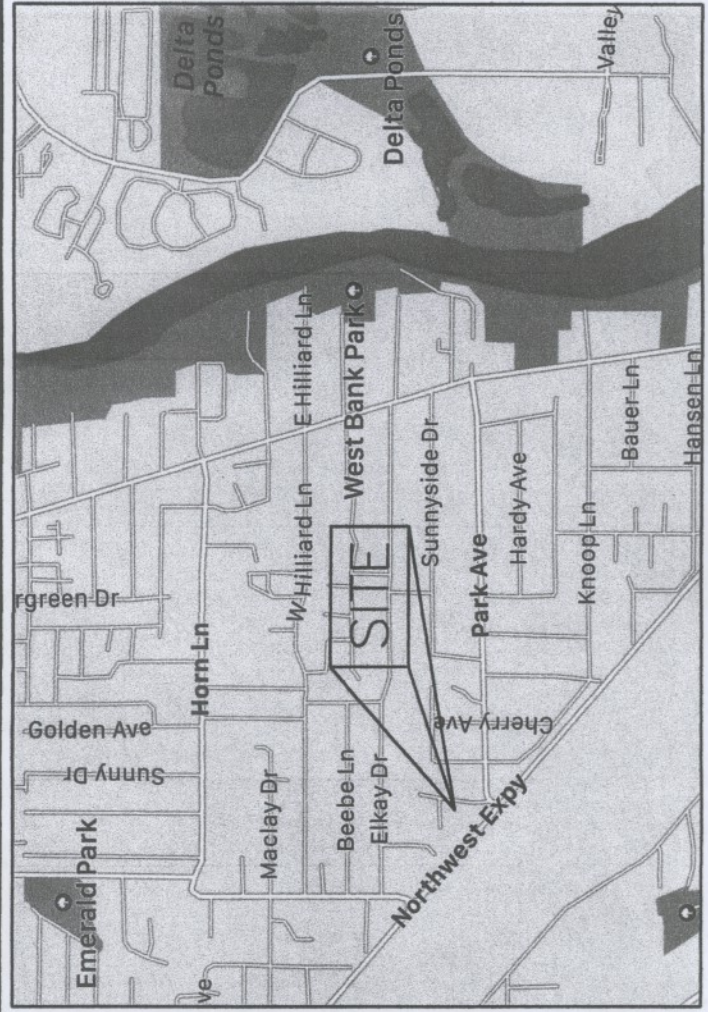
RECEIVED
SEP 09 2019
CITY OF EUGENE
PLANNING DIVISION

TOLBERT ASSOCIATES, LLC
LAND SURVEYING & LAND USE PLANNING
P.O. BOX 22603
EUGENE, OREGON 97402
(541) 359-8426
WWW.TOLBERTASSOCIATES.COM

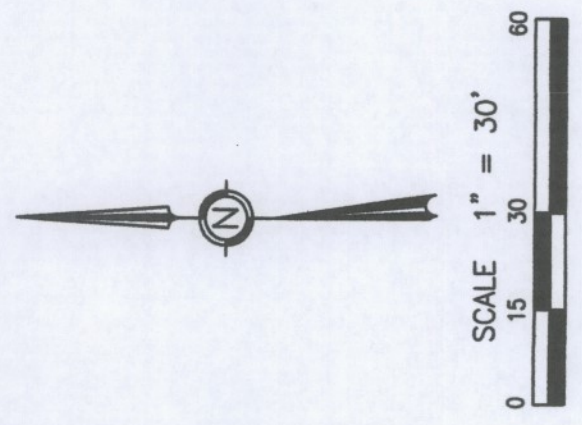
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 30, 1997
LLOYD L. TOLBERT
2813

NOTE: COURSES AND DISTANCES DEPICTED HERON ARE BASED ON EXHIBIT "E" OF THAT DECLARATION OF PROPERTY LINE ADJUSTMENT RECORDED SEPTEMBER 5, 2019, DOCUMENT NO. 2019-038779, LANE COUNTY OREGON DEEDS AND RECORDS.



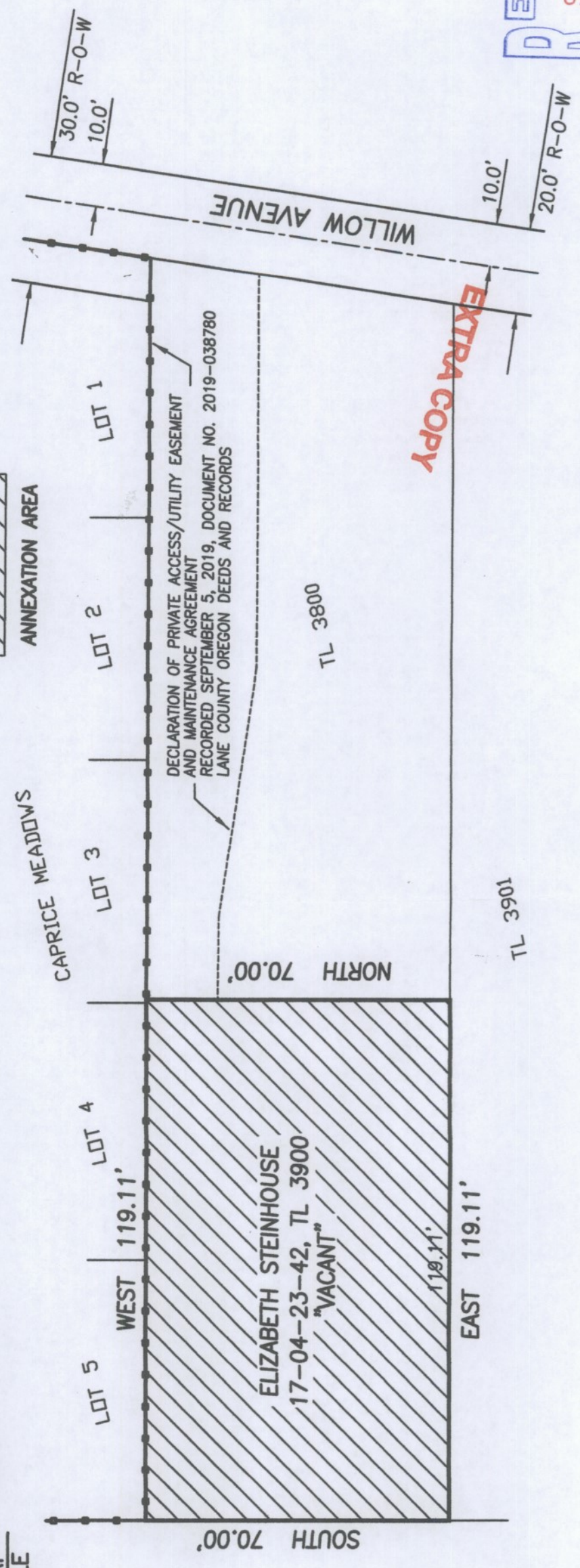
SITE PLAN
FOR
ELIZABETH STEINHOUSE
SE 1/4, SECTION 23, T. 17 S., R. 4 W., W.M.
ASSESSOR'S MAP 17-04-23-42, TAX LOTS 3800 & 3900
EUGENE, LANE COUNTY, OREGON
SEPTEMBER 5, 2019



CITY LIMITS



VICINITY MAP
NOT TO SCALE



EXTRA COPY

Certification of Description

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

Signature: _____

Registered Land Surveyor

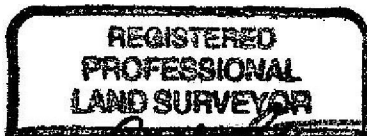
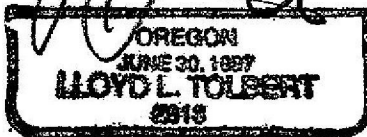
Print Name: _____

LLOYD L. TOLBERT

Date: _____

9/6/19

Seal: _____

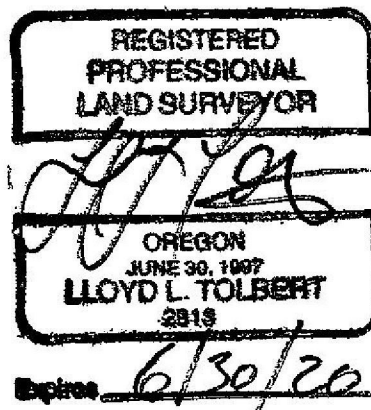


Expires 6/30/20

**LEGAL DESCRIPTION
FOR THE ANNEXATION OF
THE ELIZABETH STEINHOUSE PROPERTY
TO THE CITY OF EUGENE
ASSESSOR'S MAP NO. 17-04-23-42, TAX LOT 3900
September 5, 2019**

Beginning at a 2 1/2" Brass Cap referencing Southwest corner of the Benjamin Davis Donation Land Claim No. 45, Notification No. 2244, Township 17 South, Range 4 West of the Willamette Meridian; thence NORTH 321.03 feet and EAST 991.96 feet to a 5/8" rebar with a plastic I.D. cap stamp "City of Eugene 1943", said rebar referencing the centerline of the Willow Avenue right-of-way at its northerly terminus; thence along said centerline of Willow Avenue South 08°24'36" West 504.33 feet to a 5/8" rebar with a plastic I.D. cap "G.E.S. PLS 2280"; thence leaving said centerline bearing WEST 180.19 feet along the southerly line of Caprice Meadows, recorded October 20, 2004, Document No. 2004-081107, Lane County Oregon Deeds and Records and the easterly extension thereof to the **True Point of Beginning**; thence continuing along said southerly line of Caprice Meadows WEST 119.11 feet to a 1/2 inch iron pipe in concrete referencing the southwest corner of said Caprice Meadows; thence leaving said south line bearing SOUTH 70.00 feet to a 1/2 inch iron pipe in concrete; thence EAST 119.11 feet; thence NORTH 70.00 feet returning to the south line of Caprice Meadows and the **True Point of Beginning**, all in Eugene, Lane County, Oregon.

Containing 8,338 Square Feet, more or less





**Planning Director's Findings and Recommendation
Annexation Request for Steinhouse, Elizabeth
(City File: A 19-7)**

Application Submitted: September 9, 2019
Applicant: Elizabeth Steinhouse
Property Included in Annexation Request: Tax Lot 3900 of Assessor's Map 17-04-23-42
Zoning: R-1 Low-Density Residential and /UL Urbanizable Land Overlay
Location: Vacant property to the west of 830 Willow Avenue
Representative: Elizabeth Steinhouse
Lead City Staff: Althea Sullivan, City of Eugene Planning Division, 541-682-5485

EVALUATION:

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

EC 9.7825(1) The land proposed to be annexed is within the city’s urban growth boundary and is:	
(a) Contiguous to the city limits; or	
(b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.	
Complies	
☒ YES	☐ NO
Findings: The annexation area is within the City’s urban growth boundary (UGB) and is contiguous to the City limits along the northern property line, consistent with subsection (a).	
EC 9.7825(2) The proposed annexation is consistent with applicable policies in the <u>Metro Plan</u> and in any applicable refinement plans.	
Complies	
☒ YES	☐ NO
Findings: Several policies from the 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 (in <i>italic</i> text):	
<p><i>Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:</i></p> <p><i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i></p> <p><i>b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan. (page II-C-4)</i></p> <p><i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).</i></p>	

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		<p><i>Policy 15. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban. (page II-C-5)</i></p> <p>The following policy from the Residential Element of the Metro Plan is also applicable:</p> <p><i>Policy A.2 Residentially designated land within the UGB should be zoned consistent with the Metro Plan, and applicable plans and policies; however, existing agricultural zoning may be continued within the area between the city limits and UGB until rezoned for urban uses.</i></p> <p>The Metro Plan designates the property to be annexed as appropriate for low-density residential use. The River Road - Santa Clara Urban Facilities Plan (RR/SC UFP) is the adopted refinement plan for the subject property and designates the area for low density residential use. The property is zoned R-1 Low-Density Residential with a /UL Urbanizable Land overlay. The R-1 zoning is consistent with the Metro Plan and RR/SC UFP designations. The /UL overlay will be automatically removed from the property following annexation approval.</p> <p>With regard to applicable policies of the RR/SC UFP, the subject property is not within a defined subarea. Further, none of the general “Residential Land Use Policies” at Section 2.2 appear to be directly applicable to the subject request. The “Public Facilities and Services Element” policies of the RR/SC UFP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that property within the UGB will be annexed.</p> <p>As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law.</p> <p>Therefore, based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan and RR/SC UFP refinement plan.</p>
EC 9.7825(3) The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.		
Complies		
☒ YES	☐ NO	<p>Findings: Consistent with this criterion, the proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:</p> <p><u>Wastewater</u></p> <p>There is an 8-inch public wastewater line within Willow Avenue, which can be extended to the subject property through the parcel to the east. The parcel to the east is currently</p>

		<p>owned by the same property owner and a private access/ utility easement is recorded on a property line adjustment survey file with the Lane County Surveyors Office on September 20, 2019.</p> <p><u>Stormwater</u> The public stormwater system does not currently serve the subject property, at the time of future development a proposal that complies with the requirements of the Stormwater Management Manual will need to be provided.</p> <p><u>Transportation</u> The subject property has access to Willow Avenue over a private access easement on the property to the east. Willow Avenue connects to other public streets allowing access to the transportation system.</p> <p>Comments from Lane County Transportation Planning indicate no concerns with the proposed annexation request. Any redevelopment or new development of the property must demonstrate compliance with the requirements of Lane County Code Chapter 15. A review for compliance with Lane County road requirements will apply at the time of future development.</p> <p><u>Solid Waste</u> Collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.</p> <p><u>Water and Electric</u> EWEB staff note that an easement meeting EWEB's specifications will be needed for service to be provided to the subject property. Prior to the approval of a structure on the site, the applicant will need to ensure an easement that meets EWEB's specifications is provided.</p> <p><u>Public Safety</u> Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection will be provided by Eugene Springfield Fire. Emergency medical services are currently provided on a regional basis by the cities of Eugene and Springfield to central Lane County and will continue in the same manner upon annexation.</p> <p><u>Parks and Recreation</u> Parks and Recreation programs are provided on a City-wide basis. The inclusion of the subject property in the City is sufficient evidence to demonstrate that the minimum level of this key urban service is met.</p> <p><u>Planning and Development Services</u> Planning and building permit services are provided for all properties located within the urban growth boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property upon</p>
--	--	---

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

CONCLUSION:

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

From: [SULLIVAN Althea C](#)
To: [Joanie Mindy](#)
Subject: RE: Steinhouse, Elizabeth (A 19-7) 830 Willow Ave
Date: Tuesday, December 24, 2019 8:47:00 AM

Hi Joan,

You are correct that the property does not belong to the City of Eugene, it is owned by Elizabeth Steinhouse.

Best,

Althea Sullivan | Assistant Planner
City of Eugene | Planning & Development
99 West 10th Avenue | Eugene OR 97401
Phone 541.682.5485

From: Joanie Mindy <joanmsiegel@gmail.com>
Sent: Monday, December 23, 2019 3:55 PM
To: SULLIVAN Althea C <ASullivan@eugene-or.gov>
Subject: Re: Steinhouse, Elizabeth (A 19-7) 830 Willow Ave

[EXTERNAL △]

Dear Althea,

Thanks so much for your immediate reply and explanation.

I am very unfamiliar with these type of things .

Do I understand then that this is not city property now? Who does it belong to now?

I am happy to hear a home will be built there as it is quite scary looking now

Many thanks and happy holidays!

Joan

On Mon, Dec 23, 2019 at 10:41 AM SULLIVAN Althea C <ASullivan@eugene-or.gov> wrote:

Hello Joan,

Thank you for reaching out with your question. The property at 830 Willow Avenue is private property and the property owner has applied for the property to be annexed and indicated on their application that the plan is to build a home. They did not include building plans or other details that show what the house would look like which is not something that is required at the time someone applies to annex their property. I hope this helps, if there is any other information

you would like you are welcome to call or I can call you if there is a good phone number for you.

Happy Holidays,

Althea Sullivan | Assistant Planner

City of Eugene | Planning & Development

99 West 10th Avenue | Eugene OR 97401

Phone 541.682.5485

From: Joanie Mindy <joanmsiegel@gmail.com>
Sent: Saturday, December 21, 2019 8:35 PM
To: SULLIVAN Althea C <ASullivan@eugene-or.gov>
Subject: Steinhouse, Elizabeth (A 19-7) 830 Willow Ave

[EXTERNAL △]

Dear Ms Sullivan,

Please explain what the city plans to do with the proposed annexation at 830 Willow Avenue?

Thank you and Happy Holidays!

Joan Siegel

--

The animals we love are no different from the
ones we eat.
Go vegan.



ANNEXATION

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

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

Assessor's Map	Tax Lot	Zoning	Acreage
17-04-23-42-3900	3900	R1/UL	8338 sq.ft.

Property Address: behind 830 Willow Ave. No address yet as it is a vacant lot

Plans for Future Development & Permit Number (if applicable): the future plan is to build a home

Public Service Districts:

Name		
Parks:	River Road Park and Recreation District, Lane County Parks, Eugene Parks & Open Space	
Electric:	Eugene Water & Electric Board	
Water:	Eugene Water & Electric Board	
Sanitary Sewer:	Eugene Water & Electric Board	
Fire:	River Road Water District	
Schools:	Elementary: River Rd	Middle: Kelly High: North-4J school district
Other:	BUS = LTD	

Filing Fee

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

Written Statement (Submit 5 copies)

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

Site Plan Requirements

Submit 3 paper copies and 1 digital copy of a site plan, drawn to an engineer's scale on 8 1/2" x 11" sheet of paper. Site plans shall include the following information:

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

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

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

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

By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that omission of any listed item may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.

PROPERTY OWNER OF TAX LOT: 3900

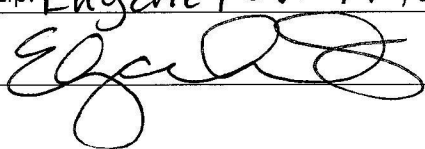
Name (print): Elizabeth Steinhouse

Address: 3660 Sisters View Ave

Email: REALESTATEbyLIZS@gmail.com

City/State/Zip: EUGENE, OR 97401

Phone: 541-914-4785 Fax: _____

Signature: 

Date: _____

PROPERTY OWNER OF TAX LOT: _____

Name (print): _____

Address: _____

Email: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Signature: _____

Date: _____

PROPERTY OWNER OF TAX LOT: _____

Name (print): _____

Address: _____

Email: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Signature: _____

Date: _____

SURVEYOR:

Name (print): _____

Company/Organization: _____

Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Signature: _____

Date: _____

REPRESENTATIVE (If different from Surveyor):

Name (print): ELIZABETH STEINHOUSE

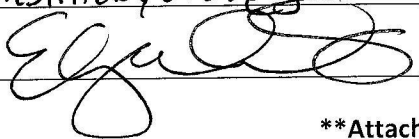
Company/Organization:

Address: 3060 SISTERS VIEW AVE

City/State/Zip: EUGENE OR 97401 Phone: 541-914-4785 Fax:

E-mail: REALESTATEBYLIZ@gmail.com

Signature:



Date:

**Attached additional sheets if necessary.

**ANNEXATION
OF
ELIZABETH STEINHOUSE PROPERTY TO
THE CITY OF EUGENE
ASSESSOR'S MAP NO 17-04-23-42-3900**

CRITERIA CONFORMANCE STATEMENT GENERAL CRITERIA

This criteria conformance statement was written to accompany the annexation application for Elizabeth Steinhouse. The subject property contains 8338 sq ft and is zoned R1.

9.7825 Annexation-Approval Criteria. The city council shall approve, modify and approve, or deny a proposed annexation based on the application's consistency with the following:

- (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.

Response: The subject property is contiguous to property within the city limits, being Assessor's Map Numbers 17-04-23-42-3203, 17-04-23-42-3204, 17-04-23-42-3205

- (2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.

Response: The Metro Plan Policy 10, page 11-C-4, recognizes annexations through this normal process to be the highest priority. As such, the proposal is consistent with this policy.

Metro Plan Policy 8 provides for annexation when a minimum level of key facilities and services can be provided. Please see (3) below for list of key urban services.

Metro Plan Policy 15 provides that land within the UGB shall be annexed to a city and provided with the minimum level of urban facilities and services. It further provides that while the timeframe for annexation may vary, annexation should occur as land transitions from urbanizable to urban. The property is within the UGB and therefore, based on this policy, should be annexed. The provision of facilities and services is addressed in the standard (3) below. The property is currently zoned R-1 which is consistent with the assigned site in the Metro Plan.

Metro Plan Policy 17 is instructional to the City to dissolve special service districts after annexation and to consider intergovernmental agreements with affected special service districts. This policy is solely informational with respect to the applicants proposal & is to be applied at the discretion of the City staff.

Metro Plan Policy 19 stipulated the criteria that must be met in order to annex territory to existing service districts within the UGB. This proposal is consistent with Policy 19 in the fact that key urban services are directly available to the property making immediate annexation to the City a possibility and the affected property owners have provided the signed consent to annex agreement with the City of Eugene in accordance with Oregon annexation law.

Metro Policy 20 outlines the methodology for extending new urban service to unincorporated areas within the UGB. This proposal is consistent with Policy 20 in the fact that the applicant is requesting annexation to the City of Eugene, which is the highest priority of all the methods outlined in Policy 20 for providing new urban service to the unincorporated areas within the UGB.

- (3) The proposed annexation will result in a boundary which is 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.

Response: Key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner as follows:

Wastewater service: Wastewater service is currently available via the 8" main line which lies in Willow Ave

Stormwater: There are no public storm facilities on or adjacent to the property. The property can be developed through the use of infiltration facilities for both volume and treatment of stormwater

Transportation: Willow Ave connects to Park Ave which connects to Northwest Expressway

Solid Waste Management: is currently served by Eweb

Water Service: Water is available from the 4" water main located in the front of Assessors map 17-04-23-42-3800 and at the beginning of the access easement on Willow Ave

Fire and emergency medical services: According to Rlid, fire protection is currently provided by River Road fire and emergency services. Upon annexation, the City of Eugene will provide services directly to the property so this key urban facility will be met

Police protection: Police protection will be provided by Eugene, which currently services other properties inside the City. After annexation this property will receive police services on an equal basis with all properties inside the City.

City- wide parks and recreation programs: Park services are already provided to this area consistent with the Metro Plan. Maurie Jacobs Park and Emerald Park are in the vicinity of the subject property.

Electric Service: Electric service is available through the overhead line located within Willow Ave

Land use controls: The subject property is subject to the land use controls of the City of Eugene

Communication Facilities: Land line phone service, cellular phone and data service, and cable television are available in the area and can be extended to the subject property

Consent to Annexation

Consent is hereby given to the annexation by the City of Eugene, Oregon of the following described real property:

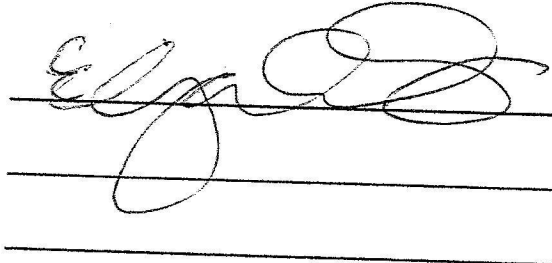
Map and Tax Lot: 17-04-23-42-3900 Address: N/A

Legal Description:

Beginning at a 2 1/2" Brass Cap referencing Southwest corner of the Benjamin Davis Donation Land Claim No. 45, Notification No. 2244, Township 17 South, Range 4 West of the Willamette Meridian; thence NORTH 321.03 feet and EAST 991.96 feet to a 5/8" rebar with a plastic I.D. cap stamp "City of Eugene 1943", said rebar referencing the centerline of the Willow Avenue right-of-way at its northerly terminus; thence along said centerline of Willow Avenue South 08°24'36" West 504.33 feet to a 5/8" rebar with a plastic I.D. cap "G.E.S. PLS 2280"; thence leaving said centerline bearing WEST 180.19 feet along the southerly line of Caprice Meadows, recorded October 20, 2004, Document No. 2004-081107, Lane County Oregon Deeds and Records and the easterly extension thereof to the True Point of Beginning; thence continuing along said southerly line of Caprice Meadows WEST 119.11 feet to a 1/2 inch iron pipe in concrete referencing the southwest corner of said Caprice Meadows; thence leaving said south line bearing SOUTH 70.00 feet to a 1/2 inch iron pipe in concrete; thence EAST 119.11 feet; thence NORTH 70.00 feet returning to the south line of Caprice Meadows and the True Point of Beginning, all in Eugene, Lane County, Oregon.

In the corporate limits of said city, which is owned by the undersigned

DATED this 6th day of SEPTEMBER, 2019.

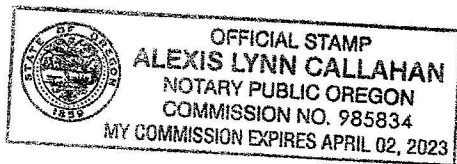


STATE OF OREGON)

County of Lane) ss

On this 6th day of September, 2019, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Elizabeth Steinhouse, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:



IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.


Notary Public for Oregon
My Commission Expires April 2nd 2023

PETITION SIGNATURE SHEET / DISTRICT ANNEXATION

App # _____
(completed by County Staff)

Proposed Annexation to City of Eugene

(Name of District)

To give consent to annex a particular piece of property, persons who own an interest in the property, or who are purchasers of property on a contract sale that is recorded with Lane County, must sign the annexation petition. Generally, this means that both husband and wife should sign. In the case of a corporation or business, the person who is authorized to sign legal documents for the firm may sign the annexation petition. (Do not collect signatures prior to written approval by County Clerk. Applicant to only complete top half of form.)

Signature	Date Signed m/d/y	Print Name	Residence Address street, city, zip code	Map & Tax Lot # township - range - section - lot #	Land Owner	Acres (qty)	Reg Voter
1. <u>Eugene Steinhouse</u>	9/6/19	ELIZABETH STEINHOUSE	N/A	17-04-23-42-3900	☒		☒
2.					☐		☐
3.					☐		☐
4.					☐		☐
5.					☐		☐
6.					☐		☐
7.					☐		☐
8.					☐		☐
9.					☐		☐
10.					☐		☐

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

I, Eugene Steinhouse (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.

X _____ (signature of circulator)

Completed by County Staff "Only"

CERTIFICATION OF ELECTORS

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

Lane County Clerk or Deputy Signature

Date Certified

CERTIFICATION OF PROPERTY OWNERS

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

Lane County Department of Assessment and Taxation or Lane County Clerk or Deputy on behalf of A&T

Date Certified

RECEIVED

SEP 09 2019

LANE COUNTY
ASSESSMENT & TAXATION

Certification of Description

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

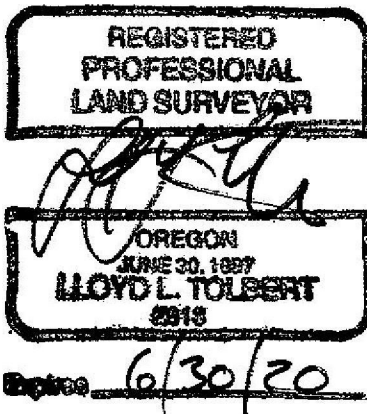
Signature: _____

Registered Land Surveyor

Print Name: _____

Date: _____

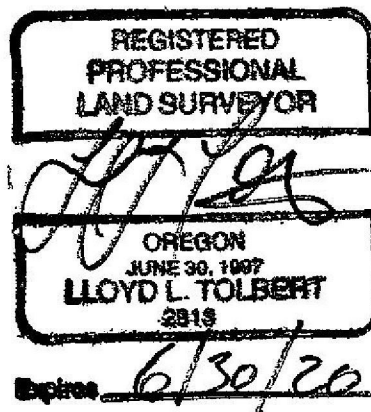
Seal: _____



**LEGAL DESCRIPTION
FOR THE ANNEXATION OF
THE ELIZABETH STEINHOUSE PROPERTY
TO THE CITY OF EUGENE
ASSESSOR'S MAP NO. 17-04-23-42, TAX LOT 3900
September 5, 2019**

Beginning at a 2 1/2" Brass Cap referencing Southwest corner of the Benjamin Davis Donation Land Claim No. 45, Notification No. 2244, Township 17 South, Range 4 West of the Willamette Meridian; thence NORTH 321.03 feet and EAST 991.96 feet to a 5/8" rebar with a plastic I.D. cap stamp "City of Eugene 1943", said rebar referencing the centerline of the Willow Avenue right-of-way at its northerly terminus; thence along said centerline of Willow Avenue South 08°24'36" West 504.33 feet to a 5/8" rebar with a plastic I.D. cap "G.E.S. PLS 2280"; thence leaving said centerline bearing WEST 180.19 feet along the southerly line of Caprice Meadows, recorded October 20, 2004, Document No. 2004-081107, Lane County Oregon Deeds and Records and the easterly extension thereof to the **True Point of Beginning**; thence continuing along said southerly line of Caprice Meadows WEST 119.11 feet to a 1/2 inch iron pipe in concrete referencing the southwest corner of said Caprice Meadows; thence leaving said south line bearing SOUTH 70.00 feet to a 1/2 inch iron pipe in concrete; thence EAST 119.11 feet; thence NORTH 70.00 feet returning to the south line of Caprice Meadows and the **True Point of Beginning**, all in Eugene, Lane County, Oregon.

Containing 8,338 Square Feet, more or less

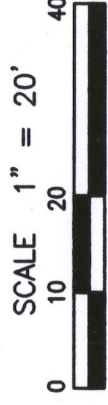


NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNER TO ADJUST THE COMMON LINE BETWEEN PARCEL "A" AND PARCEL "B". THE ADJUSTMENT WAS APPROVED PER CITY OF EUGENE PLANNING ACTION FILE LA 19-31. THE BASIS OF BEARINGS WAS ESTABLISHED BETWEEN THE 5/8" INCH REBAR WITH PLASTIC I.D. CAP STAMPED "COE 1943" LOCATED ON THE CENTERLINE OF WILLOW AVENUE AT ITS NORTHERLY TERMINUS AND THE 5/8" INCH REBAR WITH PLASTIC I.D. CAP STAMPED "G.E.S. PLS 2280" LOCATED ON SAID CENTERLINE OF WILLOW AVENUE AT THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF CAPRICE MEADOWS AS DEPICTED THEREON. THE NORTHERLY LINE IS DEFINED BY SAID BETWEEN THE AFOREMENTIONED 5/8" INCH REBAR WITH PLASTIC I.D. CAP STAMPED "G.E.S. PLS 2280" LOCATED ON SAID CENTERLINE OF WILLOW AVENUE AND THE 1/2" INCH IRON PIPE REFERENCE THE SOUTHWEST CORNER OF SAID CAPRICE MEADOWS ALSO BEING DEPICTED ON C.S.F. 15794 (REF. 3), ALSO REFERENCE THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. THE WESTERLY LINE IS ESTABLISHED BETWEEN THE LAST MENTIONED 1/2" INCH IRON PIPE AND A 1/2" INCH IRON PIPE REFERENCE THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AS DEPICTED ON SAID C.S.F. 15794. THE SOUTHERLY LINE WAS ESTABLISHED SEVENTY-FIVE (75) FEET SOUTHERLY FROM AND PARALLEL WITH AFOREMENTIONED NORTH LINE OF THE SUBJECT PROPERTY AS MEASURE EASTERLY FROM SAID 1/2" INCH IRON PIPE REFERENCE THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THE WESTERLY LINE WAS ESTABLISHED TEN (10) FEET WESTERLY FROM AND PARALLEL WITH SAID CENTERLINE OF WILLOW AVENUE. WITH THE PROPERTY LINES SO ESTABLISHED, SAID COMMON LINE BETWEEN PARCEL "A" AND PARCEL "B" WAS THEN ADJUSTED AT THE DIRECTION OF THE OWNER AND IN COMPLIANCE WITH LOCAL AND STATE REGULATIONS.

PROPERTY LINE ADJUSTMENT SURVEY
FOR
ELIZABETH STEINHOUSE
SE 1/4, SECTION 23, T. 17 S., R. 4 W., W.M.
EUGENE, LANE COUNTY, OREGON
SEPTEMBER 5, 2019

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. 44828
FILING DATE: 20 SEPT 19 C



(S 89°37' E 991.17') 3
(EAST 992.04') 2
(EAST 990') 1
EAST 991.96'

5/8" REBAR W/CAP
"COE 1943" REF 2

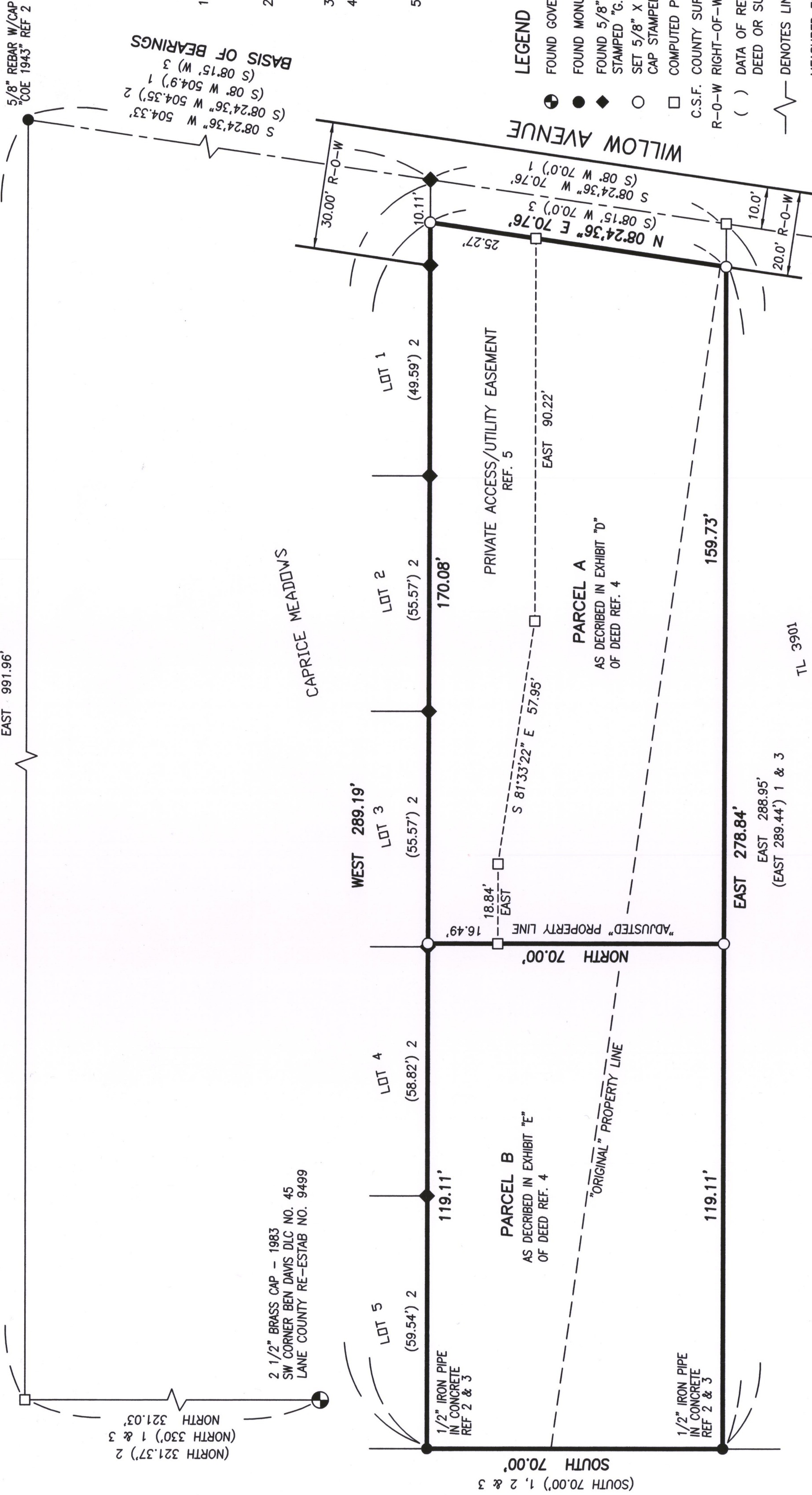
BASIS OF BEARINGS
(S 08°24'36" W 504.33') 2
(S 08°15' W 504.9') 1
(S 08°15' W 3

REFERENCES

1. PERSONAL REPRESENTATIVE'S DEED FOR SELLER
RECORDED JUNE 17, 2019
DOCUMENT NO. 2019-024059
LANE COUNTY OREGON DEEDS & RECORDS
2. CAPRICE MEADOWS
RECORDED OCTOBER 20, 2004
DOCUMENT NO. 2004-081107
LANE COUNTY OREGON DEEDS & RECORDS
3. CSF 15794 THOMPSON 1947
4. DECLARATION OF PROPERTY LINE ADJUSTMENT
RECORDED SEPTEMBER 5, 2019
DOCUMENT NO. 2019-038779
LANE COUNTY OREGON DEEDS & RECORDS
5. DECLARATION OF PRIVATE JOINT ACCESS/UTILITY
EASEMENT AND MAINTENANCE AGREEMENT
RECORDED SEPTEMBER 5, 2019
DOCUMENT NO. 2019-038780
LANE COUNTY OREGON DEEDS & RECORDS

LEGEND

- FOUND GOVERNMENT CORNER AS SHOWN AND NOTED HEREON
- FOUND MONUMENT AS SHOWN AND NOTED HEREON
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC I.D. CAP
STAMPED "G.E.S. PLS 2280"
- SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC I.D.
CAP STAMPED "TOLBERT LS 2813"
- COMPUTED POSITION. NO MONUMENT FOUND OR SET
- C.S.F. COUNTY SURVEY FILE
- R-O-W RIGHT-OF-WAY
- () DATA OF RECORD WITH END NOTE CORRESPONDING TO A
DEED OR SURVEY REFERENCE AS SHOWN AND NOTED HEREON
- DENOTES LINE NOT TO SCALE
- MEASURED EQUALS RECORD UNLESS OTHERWISE NOTED



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 30, 1987
LLOYD L. TOLBERT
2813
EXPIRES: JUNE 30, 2020

TOLBERT ASSOCIATES, LLC

LAND SURVEYING & LAND USE PLANNING

P.O. BOX 22603
EUGENE, OREGON 97402
(541) 359-8426
WWW.TOLBERTASSOCIATES.COM
CADD FILE-1510ROS.DWG

CITY OF EUGENE PLANNING ACTION FILE LA 19-31
ASSESSOR'S MAP 17-04-23-42 TAX LOTS 3800 & 3900
CANNON I/P605 PLOTTER, CANNON PFI-102MBK INK, RUB24-36 INKJET BOND

Summary of Urban Service Provision

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

Property Owner(s) Name:

Elizabeth Steinhouse

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

17-04-23-42-3900

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

The property(ies) in this annexation request:

X will be served from an existing gravity wastewater line.

Location and size of existing wastewater line:

8" public main line in Willow Ave

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

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

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

Is the site currently served by an approved stormwater system?

no

If yes,
location? _____

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

onsite retention

Streets – What existing streets provide access to this site. List existing streets that provide access to this site from River Road, the Northwest Expressway, or Beltline Highway. Willow Ave & Park St

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

____ Yes X No ____ Unknown

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

____ Yes X No ____ Unknown

Parks, Recreation, and Cultural Services

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

Parks in the vicinity of the subject property are Maurie Jacobs Park
and Emerald Park

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

Public Safety

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

For River Road/Santa Clara area-

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

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

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

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

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

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

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

Electric Service -- Which electric company will serve this site?

EUGENE WATER AND ELECTRIC BOARD (EWEB)

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

WATER IS AVAILABLE THROUGH A 4" WATER MAIN LOCATED ON WILLOW AVE

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

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

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



PLANNING RECEIPT

DATE 9/9/2019

City of Eugene Planning

Method of Payment

- ☐ Cash
☐ Check
☒ Visa/MC

Customer Information

Name Elizabeth Steinhouse
Address 3660 Sisters View Ave
Eugene, OR 97401
Project 830 Willow

Amount Received

\$5,155.70

☐ City/Government Agency

#	Application Type	Modification	Concurrent	Qty	Base Fee	Discount	Total
1	Annexation			1	\$ 4,730.00	\$	4,730.00
2							
3							
4							
5							
6							
7							
8							
9							
	Other						
	Other						
	Appeal						
	Appeal						

Subtotal App Fees \$ 4,730.00

Subtotal Other Fees \$ -

Admin Fee (not included on appeals or other fees) 9% \$ 425.70

Total \$ 5,155.70

Staff Receiving Application
ABM

99 West 10th Avenue • Eugene, Oregon • 97401 • 541-682-5377 • eugeneplanning.org

DUPLICATE RECEIPT DUPLICATE RECEIPT

=====

CITY OF EUGENE
BUILDING & PERMIT SERVICE
99 WEST 10TH AVE 682-5086
REG-RECEIPT:1-0004158 Sep 09 2019
CASHIER: RMW

=====

Annexation Fee	\$4,730.00
lot 3900	
Admin Fee-Auto Calc	\$425.70

TOTAL DUE:	\$5,155.70
------------	------------

RECEIVED FROM:
ELIZABETH STEINHOUSE

Credit:	\$5,155.70
Total tendered:	\$5,155.70
Change due:	\$0.00

=====

www.eugene-or.gov/bldgpermittracking

=====

Please take our customer survey at:
www.surveymonkey.com/s/COEPermitSurvey

=====

DUPLICATE RECEIPT DUPLICATE RECEIPT