



Eugene City Council

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

EUGENE CITY COUNCIL AGENDA

June 11, 2018

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

Meeting of June 11, 2018;
Her Honor Mayor Lucy Vinis Presiding

Councilors

Mike Clark, President
Greg Evans
Emily Semple
Jennifer Yeh

Betty Taylor, Vice President
Chris Pryor
Claire Syrett
Alan Zelenka

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

- 1. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 2. CEREMONIAL MATTERS**
- 3. PUBLIC FORUM**
- 4. CONSENT CALENDAR**
 - A. Approval of City Council Minutes**
 - a. May 23, 2018, Work Session
 - B. Approval of Tentative Working Agenda**
 - C. A Resolution Approving a Low-Income Rental Housing Property Tax**
- 5. PUBLIC HEARING: Ordinance Concerning Rodents and Prohibiting the Feeding of Wildlife; Amending Sections 6.005 and 6.015 of the Eugene Code, 1971; and Adding a New Section 6.020.**
- 6. UPDATE: Public Safety Response to Council Questions**

- 7. ACTION: An Ordinance Concerning Waiving Off-Street Parking Requirements for the Edison Elementary School Site, and Amending Section 9.6410 of the Eugene Code, 1971. (City File CA 18-2)**
- 8. ACTION: A Resolution Adopting Modifications to the Regional and Local Wastewater System Development Charge Methodologies**

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

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

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Forum

Meeting Date: June 11, 2018
Department: Central Services
www.eugene-or.gov

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

ISSUE STATEMENT

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

SUGGESTED MOTION

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

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: beth.l.forrest@ci.eugene.or.us

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: June 11, 2018
Department: Central Services
www.eugene-or.gov

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

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

SUGGESTED MOTION

Move to approve the minutes for the May 23, 2018, Work Session.

ATTACHMENTS

A. May 23, 2018, Work Session

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: beth.l.forrest@ci.eugene.or.us

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**May 23, 2018
12:00 p.m.**

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

Councilors Absent: Greg Evans

Councilor Clark opened the May 23, 2018, Work Session of the Eugene City Council.

1. WORK SESSION:

Ordinance #1: An Ordinance Concerning Secondary Dwellings and Amending Sections 9.0500, 9.2010, 9.2011, 9.2740, 9.2741, 9.2750, 9.2751, 9.3115, 9.3125, 9.3210, 9.3215, 9.3310, 9.3510, 9.3810, 9.3815, 9.3910 and 9.3915 of the Eugene Code, 1971.

Ordinance #2: An Ordinance Concerning Secondary Dwellings and Amending Section 9.0500 of the Eugene Code, 1971.(City File CA 18-1)

Land Use Planning Manager Alissa Hansen and Planning Director Robin Hostick gave a recap of staff, community, and City Council discussion around Secondary Dwelling Units and the implementation of SB 1051.

Council Discussion

- Clarification was requested about what would change if Council passed the proposed ordinances.
- Concerned about allowing SDUs in R-2 and increasing density as well as in Special Area Zones, which required a lot of work and community engagement to develop and implement.
- Clarification was requested about restrictions related to an “accessory building” and an “accessory dwelling unit.”
- Support exploring owner-occupancy requirements during Phase 2 and discuss the requirements for detached vs. attached dwelling units.
- Support removing obstacles to building SDUs in a way that doesn’t destroy neighborhood livability, protecting R-1 and single-family homes.
- Clarification requested about density calculations.
- Confirmed that no changes to development standards are being proposed in the proposed ordinances.
- Want to incentivize a large diversity of housing types, with SDUs being just one option.
- Changing SDU to ADU would create clarity; a very clear definition of Accessory Dwelling Unit is needed.
- Concerned about how Special Area Zones would be affected by the proposed ordinances.
- Consider what other cities are doing to comply with SB 1051.
- The proposed ordinances, if passed, would affect different neighborhoods differently; it is appropriate to make exceptions for Special Area Zones.

MOTION: Councilor Zelenka, seconded by Councilor Pryor, moved to direct the City Manager to revise the ordinance to replace the land use code's use of the term secondary dwelling with the term accessory dwelling.

Council Discussion

- Like the idea of talking about this in the same language as other cities and the state.
- The definition is important; suggest coming back to vote on this in conjunction with a revised and clarified definition.

AMENDED MOTION: Councilor Zelenka, seconded by Councilor Pryor, moved to direct the City Manager to revise the ordinance to replace the land use code's use of the term secondary dwelling with the term accessory dwelling, and define accessory dwelling in Phase 2.

Council Discussion

- Clarification requested about the effect of the ordinance on the inventory of housing units and whether further interpretation from the state will affect the definition of accessory dwelling unit.

VOTE: PASSED 7:0

MOTION: Councilor Zelenka, seconded by Councilor Syrett, moved to adopt Council Bill 5184, an Ordinance Concerning Secondary Dwellings.

MOTION TO AMEND: Councilor Semple, seconded by Councilor Taylor, moved to direct the City Manager to revise the ordinance to add a new subsection (2) to Section 9.3615 of the Eugene Code, 1971, and the following subsection is renumbered, to provide as follows: 9.3615 S-JW Jefferson Westside Special Area Zone Land Use and Permit Requirements and Special Use Limitations. The land use and permit requirements and special use limitations applicable in the S-JW Jefferson Westside Special Area Zone shall be those set out at EC 9.2740 and EC 9.2741 for uses in the R-2 zone, except the following uses listed on Table EC 9.2740 are prohibited in the S-JW Jefferson Westside Special Area Zone: 1. Correctional Facilities. 2. Secondary Dwellings, and the next paragraph would be renumbered to (3).

Council Discussion

- SDUs will impact neighborhoods differently and the Jefferson Westside Neighborhood has asked for this exception.
- SB 1051 does not require Council to be explicit in allowing SDUs in additional zones.
- Consider whether all Special Area Zones should be exempt from these proposed changes.
- Each Special Area Zone is unique and some neighborhoods have gone through a disciplined process to determine the best zoning for the area, but others are older and may not be up-to-date.
- Density requirements would continue limit number of buildings being built.

VOTE ON MOTION TO AMEND: PASSED 7:0

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Pryor, moved to extend the meeting by five minutes. **PASSED 7:0**

MOTION AND VOTE: Councilor Taylor, seconded by Councilor Semple, moved to postpone to next available work session opportunity. **PASSED 7:0**

MOTION: Councilor Semple, seconded by Councilor Taylor, moved to direct the City Manager to further revise the ordinance to include the Chambers Special Area Zone with the same general exception that was passed for the Jefferson Westside Special Area Zone.

Council Discussion

- The Chambers area also made a request to create an exemption for its special area zone.
- Concerned about making a motion to clarify what the code already stipulates.
- It is important to respect all of the work done by the neighborhood to adopt its Special Area Zone.

VOTE: PASSED 7:0

The meeting adjourned at 1:36 p.m.

Respectfully submitted,

Elena Domingo
Deputy City Recorder

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: June 11, 2018
Department: City Manager's Office
www.eugene-or.gov

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

ISSUE STATEMENT

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

BACKGROUND

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

RELATED CITY POLICIES

There are no policy issues related to this item.

COUNCIL OPTIONS

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

CITY MANAGER'S RECOMMENDATION

The City Manager has no recommendation on this item.

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

A. Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Beth Forrest

Telephone: 541-682-5882

Staff E-Mail: beth.l.forrest@ci.eugene.or.us



City Council Tentative Agenda

Updated June 6, 2018

Meeting Location: Harris Hall, 125 East 8th Avenue, unless otherwise noted

June 2018						
Date	Day	Time	Title		Length	Dept. Contact
11-Jun	Monday	5:30 pm	 Committee Reports and Items of Interest	45 mins	Rebecca Gershow, PDD	
			 Urban Reserves Planning (Work Session)			
			 Phase 1 Implementation SB1051 (Work Session)	45 mins	Alissa Hansen, PDD	
		7:30 pm	 Pledge of Allegiance to the Flag (Flag Day)		Ellen Meyi-Galloway, PDD	
			 Ceremonial Matters			
			 Public Forum			
			 Resolution on LIRHPTE for Woodleaf Village (Consent Calendar)			
			 Wildlife Feeding Ordinance (Public Hearing)			Rachelle Nicholas, PDD
			 Public Safety Response to Council Questions			Chief Chris Skinner, EPD
			 Ordinance Concerning Edison Elementary School Site Parking (Action)			Alissa Hansen, PDD
			 Amendment to Wastewater SDC Methodology (Action)		Mark Schoening, PW	
Expected absences for 6/11: none						
13-Jun	Wednesday	12 pm	 Transportation SDC Methodology (Work Session)	45 mins	Dan Kaler, PW	
			 Ordinance for Protection of Individuals and Groups (Work Session)	45 mins	Jen VanDerHaeghen Becky DeWitt, CS	
Expected absences for 6/13: none						



Work Session



Action



Public Hearing



Public Forum



Consent Calendar



Committee Reports/Items of Interest



Ceremonial Matters



Pledge of Allegiance

18-Jun	Monday	7:30 pm	 Modification to Transportation SDC Methodology (Public Hearing)  FY18 Supplemental Budget (Public Hearing & Possible Action)  FY19 Proposed Budget (Public Hearing & Possible Action)  URA FY19 Proposed Budget (Public Hearing & Possible Action)  Ordinance Concerning Autzen Stadium and Amending EC 4.190 (Public Hearing)  Resolution Authorizing Sale of General Obligation Bonds to Fund Street Preservation & Bicycle and Pedestrian Projects and Resolution Authorizing Sale of General Obligation Bonds to Fund Park and Recreation Projects (Action)		Dan Kaler, PW Jamie Garner, CS Jamie Garner, CS Jamie Garner, CS Becky DeWitt, CS Twylla Miller, CS
<i>Expected absences for 6/18: none</i>					
20-Jun	Wednesday	12 pm	 Parks and Rec System Plan (Work Session)  C-2 Zoning (Work Session)	45 mins 45 mins	Carolyn Burke, PW Alissa Hansen, PDD
<i>Expected absences for 6/18: none</i>					
25-Jun	Monday	5:30 pm	 Committee Reports and Items of Interest  Unimproved Roads (Work Session)  TBD (Work Session)	45 mins 45 mins	Mark Schoening, PW
		7:30 pm	 Public Forum  Boards and Commission Appointments (Action)  Riverfront Development (Public Hearing)		Cas Casados, CS Denny Braud, PDD
<i>Expected absences for 6/25: Taylor, Semple, Evans</i>					
27-Jun	Wednesday	12 pm	 2021 Update (Work Session)  Envision Eugene Comprehensive Plan Phase 2 (Work Session)	45 mins 45 mins	Stephanie Scafa, PDD Chelsea Hartman, PDD
<i>Expected absences for 6/27: Taylor, Semple, Evans</i>					

July 2018						
Date	Day	Time	Title		Length	Dept. Contact
09-Jul	Monday	5:30 pm	 Committee Reports and Items of Interest  URA - Riverfront Development (Work Session)	90 mins	Denny Braud, PDD	
		7:30 pm	 Pledge of Allegiance to the Flag and Reading of the Declaration of Independence (Independence Day)  Ceremonial Matters  Public Forum  Ordinance Concerning Autzen Stadium and Amending EC 4.190 (Action)  Smoke-Free Opt-In Ordinance (Work Session)		Becky DeWitt, CS Becky DeWitt, CS	
Expected absences for 7/9: none						
11-Jul	Wednesday	12 pm	 Council Retreat Update (Work Session)	90 mins	Jason Dedrick, CS	
Expected absences for 7/11: none						
16-Jul	Monday	5:30 pm	 Police Auditor Annual Evaluation (Work Session)  City Manager Annual Evaluation (Work Session)	45 mins 45 mins	Keri Beraldo, CS Keri Beraldo, CS	
		7:30 pm	 Skinner Butte Height Limitation Amendment and Gordon Hotel Sign Code Amendments (Public Hearing)  Ordinance on Separation Between Retail Marijuana Uses (Public Hearing)  Measure 49 Claim for Property Located West of Portland Alley (Assessor's Map 18-03-06-42, Tax Lot 2700) (Public Hearing)  Parks and Rec System Plan (Public Hearing)		Will Dowdy, PDD Mike McKerrow, PDD Gabe Flock, PDD Carolyn Burke, PW	
Expected absences for 7/16: none				** NOTE: 5:30 Work Session Added		
18-Jul	Wednesday	12 pm	 Public Safety/Community Justice Update (Work Session)	90 mins	Kristie Hammitt Chief Chris Skinner	
Expected absences for 7/18: none						

23-Jul	Monday	5:30 pm	 Committee Reports and Items of Interest	45 mins	Rachelle Nicholas, PDD	
			 Nuisance Codes (Work Session)			
			 Marginalized Voices (Work Session)	45 mins	Jen Van Der Haeghen, CS	
		7:30 pm	 Public Forum		Will Dowdy, PDD	
			 Skinner Butte Height Limitation and Gordon Hotel Sign Code Amendments (Action)			
			 Ordinance on Separation Between Retail Marijuana Uses (Action)			Mike McKerrow, PDD
			 Modification to Transportation SDC Methodology (Action)			Dan Kaler, PW
			 Parks and Rec System Plan (Action)			Carolyn Burke, PW
			 Town Square Planning (Work Session)			Will Dowdy, PDD
			Expected absences for 7/23:			
25-Jul	Wednesday	12 pm	 Joint Meeting with LTD Board (Work Session)	60 mins	Zach Galloway, PDD	
			 Transportation System Plan Updates (Work Session)	30 mins	Rob Inerfeld, PW	
Expected absences for 7/25:						

Council Break: July 26 – September 10

 Work Session	 Action	 Public Hearing	 Public Forum	 Consent Calendar
 Committee Reports/Items of Interest	 Ceremonial Matters	 Pledge of Allegiance		

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
Rest Stop Siting Policy	Evans	11/9/17
Hwy 99/Bethel Urban Renewal District	Evans	11/9/17
Home Energy Score Policy for Home Sales & Rentals	Sample	3/9/18

Follow-Up Work Sessions to be Scheduled
\$1 Million Shelter Commercial Setbacks Property Leases Inclusionary Zoning



EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



A Resolution Approving a Low-Income Rental Housing Property Tax Exemption Renewal for Woodleaf Village

Meeting Date: June 11, 2018
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 4C
Staff Contact: Ellen Meyi-Galloway
Contact Telephone Number: 541-682-5532

ISSUE STATEMENT

City Council is asked to approve a resolution for a 20-year Low-Income Rental Housing Property Tax Exemption renewal for Woodleaf Village, located at 601 through 790 Woodleaf Lane. The property was developed by Cornerstone Community Housing (formerly known as Metropolitan Affordable Housing Corporation) but is now owned by PC Woodleaf LLC with Peak Living LLC as managing member. Woodleaf Village first received a LIRHPTE in 1999 when the development completed construction. The property has housed low-income renters since that time.

BACKGROUND

The City adopted the low-income rental housing property tax exemption program in 1990. Eugene has approved tax exemptions for 31 affordable housing developments with over 1,200 units since adoption. Council unanimously approved extending the 20-year LIRHPTE program for an additional 10 years in 2011. The approved ordinance also enables recipients to reapply for the 20-year LIRHPTE after the initial 20 year period has expired. Council reviews each tax exemption request on a case-by-case basis. Most recently, council approved a new LIRHPTE for Emerald Village Eugene on Railroad Boulevard and Polk Street in January 2018, and a LIRHPTE renewal for Hilyard Terrace in May 2018.

Projects must meet ten criteria including requirements for rents and incomes limited to households with incomes at or below 60 percent of area median income. If an application meets the substantive criteria [EC 9.239(3)(a)-(i)] as referenced in the Report and Recommendation (Attachment A), the City must grant the exemption by resolution (Attachment B). A decision to deny the exemption cannot be made by simple motion or inaction; it would need to be made by a resolution (Attachment C) that explains how the applicant has failed to demonstrate that the tax exemption is in the public interest.

Summary of requested tax exemption renewal

The requested tax exemption renewal is for Woodleaf Village, a 60-unit development located in the South East neighborhood (map in Attachment D). Since 1999, the apartments have been rented to low-income households earning at or below 50 percent of area median income, at affordable rents. The current tax exemption will expire June 30, 2019.

Cornerstone Community Housing sold the property in April 2018 in order to have more liquidity to use for affordable housing development opportunities. Cornerstone informed interested parties prior to the sale and provided an opportunity for comment. Informed entities included the Housing Policy Board, HOME Consortium Governing Board, Councilor Betty Taylor and South East Neighbors neighborhood association. Peak Living LLC owns rental developments nationwide, including 50 subsidized low-income rental housing developments. The City and Oregon Housing and Community Services analyzed Peak Living's capacity and experience owning and managing affordable rental developments with federal and state financing. The City Manager and OHCS issued their approvals of the sale because Peak Living demonstrated the capacity to meet the regulations of federal and state programs, and a long-term commitment to affordable housing.

The apartments will continue to be rented to households earning at or below 50 percent of area median income. The apartments would not be able to maintain their current level of affordability without the property tax exemption renewal.

The requested exemption meets the substantive criteria [EC 9.239(3)(a)-(i)] as shown in the Report and Recommendation (Attachment A). One public comment was received (Attachment E).

RELATED CITY POLICIES

The proposed project advances goals established in multiple local plans and policies. The Eugene-Springfield 2015 Consolidated Plan identifies many affordable housing goals including affordable housing preservation. Other plans and policies include the Residential Land Use and Housing Element of the Metropolitan Area General Plan, Eugene City Council Adopted Growth Management Policies, the Lane County Ten Year Plan to End Chronic Homelessness, Housing Dispersal Policy, and the Lane County Continuum of Care Plan. The proposed uses of funds also specifically support affordable housing goals set forth in the Envision Eugene pillars.

Approval of the property tax exemption renewal application for Woodleaf Village would support the Envision Eugene pillar of providing housing affordable to all income levels. The Envision Eugene Housing Affordability pillar includes strategies to meet the growing and changing housing needs of Eugene residents by supporting subsidized affordable housing projects. Continuing to provide property tax exemptions to low-income rental housing developments has been identified as an action to help successfully implement this strategy.

COUNCIL OPTIONS

The City Council has two options:

1. Approve the tax exemption.
2. Deny the tax exemption.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends option 1, to approve Resolution No. ____ granting a 20-year Low-Income Rental Housing Property Tax Exemption for the property located at 601 through 790 Woodleaf Lane.

SUGGESTED MOTION

Move to adopt Resolution No. _____ approving a 20-year Low-Income Rental Housing Property Tax Exemption for the property located at 601 through 790 Woodleaf Lane.

ATTACHMENTS

- A. Report and Recommendation
- B. Resolution No. _____ to approve the tax exemption
- C. Resolution No. _____ to deny the tax exemption
- D. Map of the proposed site
- E. Public Comment from Kate Davidson

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway
Telephone: 541-682-5532
Staff E-Mail: Ellen.E.Meyi-Galloway@ci.eugene.or.us

**REPORT AND RECOMMENDATION
of the Community Development Manager
of the Planning and Development Department**

**Application of PC Woodleaf LLC
For Low-Income Rental Housing Property Tax Exemption
(Section 2.937 to 2.940 of the Eugene Code, 1971)
for Property at 601 through 790 Woodleaf Lane, Eugene, Oregon**

The Community Development Manager of the Planning and Development Department of the City of Eugene finds that:

1. PC Woodleaf, LLC is the owner of real property located at **601 through 790 Woodleaf Lane**, Eugene, Oregon, 97405 (Assessor's Map 18-03-20-22; Tax Lot Numbers 1001 and 1002; Assessor's Property Account Numbers 1597366 and 1597374). PC Woodleaf LLC with managing member Peak Living LLC ("the applicant"), located at 4956 North 300 West, Suite 300, Provo, Utah 84604, has submitted an application for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

2. The Woodleaf Village development first received a Low-Income Rental Housing Property Tax Exemption when it was constructed in 1999. The 30 two- and three-bedroom duplex townhomes have housed low-income households since that time. Under EC 2.940(5) in the final year of low income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

3. I have reviewed the application and find that the applicant has submitted all materials, fees and documents required by the application, and is in compliance with the provisions of EC 2.939(2) and Sections 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028. Specifically I find:

- (a) The property, or portion thereof subject to the property tax exemption, will be occupied solely as a residence for low-income persons.
- (b) The required rent payment reflects the full value of the property tax exemption.
- (c) The housing units on the property were constructed after February 12, 1990.
- (d) The applicant has complied with the policies set forth in Section 5 of the Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption adopted by council Resolution No. 5028.
- (e) The proposed development is consistent with the city's housing dispersal policy.
- (f) The proposed development does not cause the displacement of low-income persons.
- (g) The proposed development does not cause destruction of historic

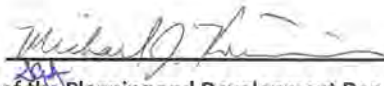
- properties.
- (h) The proposed development is otherwise consistent with the Eugene Code and adopted city regulations and policies.
 - (i) The applicant has executed, and agrees to maintain in effect for the duration of the tax exemption period, a Rent Regulatory Agreement as described in Section 5.1 of the Standards and Guidelines.
 - (j) The applicant has consented in writing that for the duration of the tax exemption period, the city may inspect the property for which the exemption is granted to insure that the premises are maintained in decent, safe and sanitary conditions for the occupants.

4. Comments have been solicited from interested City departments, 4J School District, and the affected neighborhood groups. One comment opposing the Low-Income Rental Housing Property Tax Exemption program and its application at this development was received from a member of the South East Neighbors neighborhood association.

Therefore, based on the above findings, the proposed project conforms with all applicable City Code provisions, local plans, planning regulations, the Envision Eugene Plan, and the criteria set forth in the City's adopted Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption, and I recommend that the application be approved.

Dated this 31 day of May, 2018.

Print: Michael J. Kinnison

Sign: 

Community Development Manager AIC of the Planning and Development Department

RESOLUTION NO. _____

A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED AT 601 THROUGH 790 WOODLEAF LANE, EUGENE, OREGON. (APPLICANT PC WOODLEAF, LLC)

The City Council of the City of Eugene finds that:

A. PC Woodleaf, LLC is the owner of real property located at 601 through 790 Woodleaf Lane, Eugene, Oregon, 97405 (Assessor's Map 18-03-20-22; Tax Lot Numbers 1001 and 1002; Assessor's Property Account Numbers 1597366 and 1597374). PC Woodleaf, LLC, with managing member Peak Living LLC ("the applicant"), located at 4956 North 300 West, Suite 300, Provo, Utah 84604, has submitted an application for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

B. The Woodleaf Village development first received a Low-Income Rental Housing Property Tax Exemption when it was constructed in 1999. The townhomes have housed low-income households since that time. Under EC 2.940(5), in the final year of low income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

C. A tax exemption is being sought for the property, which includes 30 two-bedroom and three-bedroom townhomes (for a total of 60 low-income rental units) and residential common areas.

D. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by EC 2.938, and is in compliance with the policies set forth in the Standards and Guidelines adopted by Resolution No. 5028. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(2), and the eligibility requirements at Section 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028.

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 upon the above findings, the City Council approves the application of PC Woodleaf, LLC for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property located at 601 through 790 Woodleaf Lane, Eugene, Oregon, 97405 (Assessor's Map 18-03-20-22; Tax Lot Numbers 1001 and 1002; Assessor's Property Account Numbers 1597366 and 1597374), which includes 30 two-bedroom and three-bedroom

townhomes (for a total of 60 low-income rental units) and residential common areas, all of which will be used for low-income housing.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2019, and continuing for a continuous period of 20 years unless earlier terminated in accordance with the provisions of Section 2.940 of the Eugene Code, 1971, which provides for termination after an opportunity to be heard if:

2.1 Construction or development of the exempt property differs from the construction or development described in the application for exemption, or was not completed by January 1, 2020, and no extensions or exceptions were granted; or

2.2 The applicant fails to comply with provisions of ORS 307.515 to 307.523, provisions of the Eugene Code, 1971, the Standards and Guidelines adopted by Council Resolution No. 5028, or any conditions imposed in this Resolution.

The tax exemption shall be terminated immediately, without right of notice or appeal, pursuant to the provisions of ORS 307.531 in the event that the county assessor determines that a change of use to other than that allowed has occurred for the housing units, or portion thereof, or, if after the date of this approval, a declaration as defined in ORS 100.005 is presented to the county assessor or tax collector for approval under ORS 100.110.

Section 3. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within 10 days from the date of adoption of this Resolution, and to cause a copy of this Resolution to be filed with the Lane County Assessor on or before April 1, 2019. The copy of the Resolution sent to the applicant shall be accompanied by a notice explaining the grounds for possible termination of the exemption prior to the end of the exemption period and the effects of the termination.

Section 4. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the ____ day of June, 2018.

City Recorder

RESOLUTION NO. _____

**A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY
TAX EXEMPTION FOR PROPERTY LOCATED AT 601 THROUGH 790
WOODLEAF LANE, EUGENE, OREGON. (APPLICANT PC WOODLEAF, LLC)**

The City Council of the City of Eugene finds that:

A. PC Woodleaf, LLC is the owner of real property located at 601 through 790 Woodleaf Lane, Eugene, Oregon, 97405 (Assessor's Map 18-03-20-22; Tax Lot Numbers 1001 and 1002; Assessor's Property Account Numbers 1597366 and 1597374). PC Woodleaf, LLC, with managing member Peak Living LLC ("the applicant"), located at 4956 North 300 West, Suite 300, Provo, Utah 84604, has submitted an application for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

B. The Woodleaf Village development first received a Low-Income Rental Housing Property Tax Exemption when it was constructed in 1999. The townhomes have housed low-income households since that time. Under EC 2.940(5), in the final year of low income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

C. A tax exemption is being sought for the property which includes 30 two- and three-bedroom townhomes (for a total of 60 low-income rental units) and residential common areas.

D. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by EC 2.938, and is in compliance with the policies set forth in the Standards and Guidelines adopted by Resolution No. 5028. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(2), and the eligibility requirements at Section 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5028.

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. Notwithstanding the findings in the Community Development Manager's Report and Recommendation, the City Council denies the application of PC Woodleaf, LLC for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property located at 601 through 790 Woodleaf Lane, Eugene, Oregon, 97405 (Assessor's Map 18-03-20-22; Tax Lot Numbers 1001 and 1002; Assessor's Property Account Numbers 1597366 and

1597374) because the applicant has failed to demonstrate satisfactory compliance with the criteria in Section 2.939(2) of the Eugene Code, 1971.

Section 2. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within ten days from the date of adoption of this Resolution, along with a notice informing the applicant of the right to appeal in the manner set forth in ORS 34.010 to 34.100.

Section 3. This Resolution shall become effective immediately upon its adoption

The foregoing Resolution adopted the _____ day of June, 2018.

City Recorder

Proposed LIRHPTE Woodleaf Village



MEYI-GALLOWAY Ellen E

From: Kate Davidson <kate@theombrella.com>
Sent: Thursday, May 24, 2018 3:48 PM
To: MEYI-GALLOWAY Ellen E
Cc: dmonk@efn.org
Subject: Re: Woodleaf Village Tax Exemption Renewal Application Public Comment Questions

Hi Ellen,
Thank you for taking the time to speak with me again yesterday.

I would like to include my comments here for the public record, so if you can please include them in the City Counselor Packets (if it's not too late), that would be great!

I'm not in favor of the City of Eugene extending a tax subsidy for Woodleaf Property. My reasons:

1. This property is designated LIRHPTE regardless of whether it receives another 20 years of tax relief. It was purchased by a National **For-Profit** entity whom I assume will be capable of managing it appropriately regardless of a tax subsidy.
2. I believe it's appropriate to incentivize through tax subsidies new construction for low income/affordable housing for 20 years maximum.
3. I believe the City of Eugene "undersells" itself and gives away too many tax subsidies for new (and old, as in this case) construction in general, whether they be low income/affordable housing or not.
4. I think the City of Eugene would benefit by halting their tax give-away palooza and have an updated comprehensive cost/benefit study conducted analyzing the efficacy of giving away future generation's property tax income. It appears a mystery to me as to why CoE would provide tax subsidies to the degree that it does for new construction; and extending tax subsidies for older housing, when the demand for housing in Eugene is so high. We don't need to be incentivizing through tax gifts new construction in a high demand market, in my opinion. Tax subsidies appear "easy" to give, since that money isn't officially in any budgets. However, as the city grows, so does the need for services. Our children and our children's children I imagine would appreciate more care taken when it comes to this type of spending.

Thank you for your time and attention,
Kate Davidson
Board Member, South East Neighbors.

P.S. I don't speak for the SEN board. Others on our board may view this issue differently.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Hearing: Ordinance Concerning Rodents and Prohibiting the Feeding of Wildlife; Amending Sections 6.005 and 6.015 of the Eugene Code, 1971; and Adding a New Section 6.020.

Meeting Date: June 11, 2018
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 5
Staff Contact: Rachelle Nicholas
Contact Telephone Number: 541-682-5495

ISSUE STATEMENT

This public hearing provides an opportunity for the public to provide feedback to the Eugene City Council on proposed changes to the City's Nuisances code (6.005). The proposed code includes language that would prohibit the feeding of "wildlife" and provide examples of prohibited conditions attracting rodents. The purpose of the proposed changes is to add language that would address a growing concern regarding the increase in turkeys and rats.

BACKGROUND

The City of Eugene over the last few years has seen a rise in the number of rat-related complaints in neighborhoods and homes. Based on field experience, there is at least some link between the increase in rats and the growing popularity of urban agriculture, composting and gardening which create an opportune food source for rats. At the February 28, 2018, work session, City staff discussed the educational outreach and code compliance work that has been happening in response to the concerns.

In addition to concerns related to an increase in rats, there's been a growing community concern regarding the number of wild turkeys in neighborhoods. During the February work session, City staff and Christopher Yee, District Biologist with Oregon Department of Fish and Wildlife, provided information on what other communities may be doing to address this concern.

Based on this information, City Council directed the City Manager to bring back an ordinance that prohibits feeding wildlife if the feeding causes damage to neighboring property or attracts rats. Staff researched 32 cities in Oregon and found that none of the cities has code provisions prohibiting wildlife feeding that causes property damage to a neighborhood. Of the 32 cities, ten had code provisions regulating wildlife feeding. At the April 11, 2018, work session staff provided a summary of three examples of wildlife feeding code, from three other Oregon cities including Corvallis, Medford and Philomath. At that work session, councilors indicated they wanted to ensure the City had adequate code language to address the rat problem in addition to the growing population of turkeys and showed general support for the City of Medford's code.

The draft ordinance attached to this AIS adds a new section to the City's nuisance code that prohibits the feeding of wildlife, including deer, raccoon, wild turkey, bear, cougar, coyote and wolf. Additionally, the draft ordinance provides examples of prohibited conditions that attract rodents, such as open compost piles and accumulated garbage. The conditions attracting rats provided as examples in the draft ordinance are already prohibited in existing code language included in Chapter 6.010, 6.015, 6.050, 6.055, 6.815 and 9.5250, however, inclusion of the conditions in the rodent control section of the City Code is intended to be responsive to the council's discussion at the April 11 work session. Also in response to council's discussion, the draft ordinance includes a cross-reference to the City's urban animal keeping standards.

At the April 25, 2018, work session City Council directed the City Manager to schedule a public hearing on the draft ordinance amending rodent control and prohibiting the feeding of wildlife.

RELATED CITY POLICIES

Eugene Code Chapter 6.015: Rodent Control - Conditions Attracting Rats Prohibited
Eugene Code Chapter 9.5250: Urban Animal Keeping Standards

COUNCIL OPTIONS

No formal action is sought at this public hearing.

CITY MANAGER'S RECOMMENDATION

This item is scheduled for public hearing only. No recommendation is being made at this time.

SUGGESTED MOTION

No motion is proposed for the public hearing.

ATTACHMENTS

- A. Draft Ordinance Concerning Rodents and Prohibiting the Feeding of Wildlife; Amending Sections 6.005 and 6.015 of the Eugene Code, 1971; and Adding a New Section 6.020.
- B. Eugene Code Chapter 9.5250 Urban Animal Keeping Standards

FOR MORE INFORMATION

Staff Contact: Rachelle Nicholas
Telephone: 541-682-5495
Staff E-Mail: rachelle.d.nicholas@ci.eugene.or.us

ORDINANCE NO. _____

AN ORDINANCE CONCERNING RODENTS AND PROHIBITING THE FEEDING OF WILDLIFE; AMENDING SECTIONS 6.005 AND 6.015 OF THE EUGENE CODE, 1971; AND ADDING A NEW SECTION 6.020.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Section 6.005 of the Eugene Code, 1971, is amended to add the following definitions:

6.005 **Definitions.** For purposes of sections 6.005 to 6.845, the following words and phrases mean:

Feed. To place, deposit, distribute, store or scatter food, garbage or any other attractant so as to constitute a lure, attraction, or enticement for wildlife.

Wildlife. Deer, raccoon, wild turkey, bear, cougar, coyote, and wolf.

Section 2. Section 6.015 of the Eugene Code, 1971, is amended to provide:

6.015 **Rodent Control - Conditions Attracting Rats Prohibited.**

- (1) No owner or person in charge of property shall allow conditions to exist thereon or therein, which attract or are likely to attract, feed or harbor rats or mice. The conditions prohibited by this section are nuisances subject to abatement as provided in this code. ***Conditions prohibited by this section include, but are not limited to:***
 - a. ***Open compost piles;***
 - b. ***Accumulated garbage, recycling or animal waste not stored in containers compliant with EC 6.055(2);***
 - c. ***Animal feed not stored in compliance with subsection (3) of this section; and,***
 - d. ***Overgrown vegetation that is used for habitation by rodents.***
- (2) All portions of every building or other structure, other than residences, in which handling, storing or keeping any substance on which rats and mice can feed shall be rodent-proof.
- (3) All food for chickens, horses, mules, cows, goats, pigs or other domestic animals shall be kept and stored ***in accordance with EC 9.5250 (Urban Animal Keeping Standards)*** and either in a building, structure, part thereof, or container that is rodent-proof.
- (4) All garbage or refuse consisting of waste material upon which rats or mice may feed shall be placed in covered rodent-proof containers of a type prescribed by the city manager or the manager's designee, until collected by garbage haulers.

- (5) All premises improved or unimproved, and all open lots, streets, sidewalks, alleys and other areas in the city shall be kept clean and free from all rubbish, as well as from loose material that might serve as a harbor for rats and mice. All lumber, boxes, barrels, loose iron and material that might harbor rats shall be placed upon supports in such manner as to provide no refuge for rats and mice.
- (6) All improvements, repairs, construction and maintenance of a building or structure, or any equipment or fixtures therein shall comply with this section.
- (7) The city manager or the manager's designee is hereby authorized and empowered to make inspection of the exterior, interior and underneath any building or structure or premises in the city. It shall be unlawful for an owner or person in charge of property to fail to permit such inspection when requested to do so in accordance with law.

Section 3. A new section 6.020 is added to Eugene Code, 1971, to provide:

6.020 Wildlife – Feeding Prohibited. No person shall feed wildlife within the city.

Section 4. The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Passed by the City Council this

_____ day of June, 2018

City Recorder

Approved by the Mayor this

_____ day of June, 2018

Mayor

9.5250 Urban Animal Keeping Standards.

- (1) **Purpose.** The purpose of these standards is to allow for increased opportunities for residential urban animal keeping and farming within the city limits, while encouraging compatibility within the urban environment. Animal keeping is the practice of raising domesticated animals that are used primarily as food or product sources.
- (2) **Application of Standards.** In addition to applicable provisions contained elsewhere in this land use code, where this land use code allows Urban Animal Keeping, all of the standards in this section apply.
- (3) **General Standards.**
 - (a) Animals not addressed in this section are not permitted under the "Urban Animal Keeping" use category.
 - (b) Except for an animal kept on-site by an educational or religious institution, the person responsible for keeping an animal shall reside on or adjacent to the development site on which the animal is kept.
 - (c) In addition to applicable provisions contained in this land use code, the keeping of one or more animals under these provisions shall also comply with all other applicable provisions of the Eugene Code, including but not limited to sections 4.083 through 4.084 Noise Disturbance, section 4.335 Animal Abuse, section 4.340 Animal Neglect, and section 4.430 Continuous Annoyance.

(4) Animals Allowed.

- (a) On development sites of less than 20,000 square feet and located in a zone that allows "Urban Animal Keeping," any two of the following four categories of animals are allowed:
 - 1. Chickens and Domestic Fowl. Up to 6 of any combination of chickens and domestic fowl over six months of age and up to 6 of any combination of chickens and domestic fowl under six months of age. For purposes of EC 9.5250, "domestic fowl" means quails, pheasants, ducks, pigeons, and doves. Roosters, geese, peacocks, and turkeys are prohibited.
 - 2. Rabbits. Up to 6 over six months of age and up to 6 under six months of age.
 - 3. Miniature Goats. Up to 3 miniature goats, commonly known as pygmy, dwarf, and miniature goats, provided that males are neutered.
 - 4. Miniature Pig. No more than one miniature pig, up to 150 pounds in weight.

In addition to the above, Honey Bees are allowed (up to 3 hives) provided that they are located at least 5 feet from all property lines and the opening of the hive is pointed toward the center of the property and a water source is provided on site within 15 feet of each hive.

- (b) On development sites 20,000 square feet or greater and located in a zone that allows "Urban Animal Keeping," all of the following are allowed:
 - 1. Chickens, Rabbits, and Domestic Fowl. Limited by the area requirement in section (8) below. Roosters, geese, peacocks, and turkeys are prohibited.
 - 2. Miniature Goats. Up to 3 miniature goats, commonly known as pygmy, dwarf, and miniature goats, provided that males are

neutered. Additional miniature goats are allowed subject to the area requirement in section (8) below.

3. Miniature Pig. No more than one miniature pig, up to 150 pounds in weight.
 4. Cows, miniature cows, horses, miniature horses, sheep, goats, emus, alpacas, and llamas. Limited by the area requirement in section (8) below.
 5. Honey Bees. Up to 4 hives, provided that they are located at least 25 feet from all property lines and a water source is provided on site within 15 feet of each hive.
- (5) **Sanitation.** Proper sanitation shall be maintained for all animals at all times to prevent any condition which may be dangerous or detrimental to the health of the public or animals, or constitute a nuisance. Proper sanitation includes:
- (a) Disposing of animal waste matter and not allowing it to accumulate;
 - (b) Compost piles that contain animal waste matter shall be located at least 5 feet from all property lines and be within a container or bin enclosed on all sides and covered to deter rodents, flies, and other pests;
 - (c) Ensuring odors resulting from the animals are not detectable beyond property lines; and
 - (d) Storing all animal food in metal or other rodent-proof containers.
- (6) **Fencing.** Fencing is required and shall be designed and constructed to confine all animals to the site on which the animal is kept. The fence location and height are those required for fences in the applicable base and overlay zone.
- (7) **Enclosures.**
- (a) An enclosure is required and shall be designed and constructed to provide shelter from the weather for all animals kept outdoors on the development site.
 - (b) The enclosure shall be roofed and have at least two solid sides.
 - (c) The enclosure shall comply with the required height for accessory structures in the applicable base and overlay zone.
 - (d) All structures designed and used to provide shelter for all animals shall be located at least 10 feet from all property lines, except where an adjacent property owner authorizes in writing that an enclosure can be located closer to the neighbor's property.
- (8) **Area Requirement for Animals.** Minimum area of development site per animal over 6 months of age is as follows:
- (a) Cows and horses: 10,000 square feet per animal.
 - (b) Miniature cows, miniature horses, sheep, miniature goats, goats, emus, alpacas, and llamas: 5,000 square feet per animal.
 - (c) Chickens, Rabbits, and Domestic Fowl: 1,000 square feet per animal.
- (9) **Harvesting.**
- (a) Only chickens, domestic fowl, or rabbits can be harvested on site.
 - (b) Harvesting shall occur only on the development site on which the animals are kept, and shall not occur in view from any public area or any adjacent property owned by another.
 - (c) Harvesting shall be done in a humane and sanitary manner.
 - (d) No commercial slaughterhouse shall be allowed.
- (10) **Enforcement.** Failure to adhere to the standards required under this section shall constitute a violation subject to the enforcement provisions of section 9.0000 through 9.0280 General Administration.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: An Ordinance Concerning Waiving Off-Street Parking Requirements for the Edison Elementary School Site, and Amending Section 9.6410 of the Eugene Code, 1971. (City File CA 18-2)

Meeting Date: June 11, 2018
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 7
Staff Contact: Alissa Hansen
Contact Telephone Number: 541-682-5508

ISSUE STATEMENT

The City Council is scheduled to take action on a site-specific land use code amendment to waive parking requirements for a new or remodeled school on the Edison Elementary School site. If the proposed amendment is adopted by the City Council, no on-site parking (parking lot or parking structure) would be required in conjunction with the construction of any future new or remodeled school on the Edison Elementary School site located at 1328 E. 22nd Avenue in Eugene. In lieu of providing on-site parking, Eugene School District 4J would be required to submit a transportation demand management plan that contains strategies for reducing motor vehicle use and parking demand to the City of Eugene for review and approval.

BACKGROUND

Edison Elementary School, located in southeast Eugene, south of the University of Oregon, is one of the oldest schools and smallest school sites in the Eugene School District 4J. Edison has been identified for possible reconstruction or remodel as part of a 4J's proposed upcoming bond measure. An aerial photo of the school property is provided as Attachment A.

The Edison site has no on-site parking. However, there are 35 on-street parking spaces on the block face of the school property. Since the expansion of the residential parking permit program in the south university area, which places a two-hour limit on on-street parking for non-permit holders, the City of Eugene and Edison have entered into a permit agreement. This agreement grants parking permits for school employees to park on the block face of the property.

As part of an upcoming bond measure proposal, 4J is looking at rebuilding or remodeling Edison to accommodate at least 450 students (current capacity is approximately 325, and enrollment is slightly higher). Based on the proposed student capacity, Eugene's land use code would require 42 on-site parking spaces.

Given the size of the school site, concern has been raised by community members and 4J that requiring on-site parking would take up space that's currently used for play areas, fields and other

needs. According to 4J, tentative cost estimates for structured parking are approximately \$3 million to \$5 million dollars, which would add to the overall cost of the bond measure.

The City heard support from neighborhood residents to waive on-site parking requirements and grandfather the existing on-street parking. An organized group has been conducting outreach with neighbors of the school, parents, teachers and staff, and neighborhood residents. Based on their outreach in late 2017 and early 2018, they reported strong support for grandfathering the existing on-street parking. In addition, the South University Neighborhood Association and the Edison Parent Council have passed resolutions supporting grandfathering street parking and opposing the construction of on-site parking. 4J also submitted a letter to City Council supporting the waiver of on-site parking requirements.

In response to support from neighborhood residents and 4J, on February 12, 2018, the City Council initiated a land use code amendment to waive on-site parking requirements for a new or remodeled school on the Edison Elementary School site and require 4J to enter into a transportation demand management program agreement with the City of Eugene. TDM programs are intended to reduce demand on the transportation system and reliance on the use of cars, and encourage more walking, biking, transit and ridesharing.

Because the land use code amendment is site-specific (in that it only applies to the Edison Elementary School site) it is considered quasi-judicial, and is subject to the quasi-judicial procedures from the Eugene Code, as opposed to the legislative procedures.

Planning Commission Process

Notice of the Planning Commission public hearing was mailed to the property owner and the school, owners and occupants of property within 300 feet of the site, all neighborhood organizations in Eugene, the Oregon Department of Land Conservation and Development, Lane County, City of Springfield, and community groups and individuals who have requested notice. Signs announcing the Planning Commission hearing were posted on and around the property consistent with Eugene Code requirements. Although not required by the land use code, notice of the public hearing was published in the Register Guard. In addition to the notices required by the land use code, current information regarding this and other land use code updates is available on the City's [Land Use Code Amendments](#) web page.

The Planning Commission held a public hearing on April 10, 2018, to consider the proposed land use code amendment. The webcast of the meeting is available [here](#). The three people who testified at the public hearing all spoke in favor of the proposed amendment. Immediately following the close of the public hearing, the Planning Commission deliberated and voted to recommend approval of the proposed amendment.

City Council Process

Notice of the City Council public hearing was mailed on May 18, 2018, to the property owner and school, anyone who submitted written or oral testimony in a timely manner during the Planning Commission hearing procedures and anyone who requested notice of the Planning Commission's recommendation. Testimony received prior to the public hearing (but after the agenda item summary was published) is provided in Attachment C. Although this testimony was provided to

the council the night of the public hearing, it is being provided again as not all members of council were in attendance.

At the City Council's May 29, 2018, public hearing, five people provided testimony, all in support of the proposed amendment. The speakers included a representative from 4J. The webcast of the meeting is available [here](#).

Testimony received to date is available for review in a binder in the City Council's office. A complete set of record materials, are available for review in a binder located at the City Council Office, or at Planning and Development Department at 99 W. 10th Avenue. As a courtesy, some of the materials are also available for review online [here](#).

RELATED CITY POLICIES

Findings addressing consistency with related City policies, including provisions of the Metro Plan and any applicable refinement plans, are included as an exhibit to the ordinance.

COUNCIL OPTIONS

The City Council may consider the following options:

1. Approve the ordinance.
2. Approve the ordinance with specific modifications as determined by the City Council.
3. Deny the ordinance.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends approval of the ordinance provided in Attachment B.

SUGGESTED MOTION

Move to adopt Council Bill 5188, an Ordinance Concerning Waiving Off-Street Parking Requirements for the Edison Elementary School Site.

ATTACHMENTS

- A. Aerial Photo of the Edison Elementary School Site
- B. Draft Ordinance
- C. Testimony received between May 25, 2019 and May 29, 2018

FOR MORE INFORMATION

Staff Contact: Alissa Hansen
Telephone: 541-682-6508
Staff E-Mail: alissa.h.hansen@ci.eugene.or.us

Edison Elementary School



Legend

- Streets
- Taxlots

June 11, 2018, Meeting – Item 7



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

February 01, 2018



ORDINANCE NO. _____

AN ORDINANCE CONCERNING WAIVING OFF-STREET PARKING REQUIREMENTS FOR THE EDISON ELEMENTARY SCHOOL SITE, AND AMENDING SECTION 9.6410 OF THE EUGENE CODE, 1971.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Subsection (3)(e) of Section 9.6410 of the Eugene Code, 1971, is added to provide as follows:

9.6410 Motor Vehicle Parking Standards.

- (3) Minimum Number of Required Off-Street Parking Spaces.** Except as provided in this section, or in an adjustment pursuant to EC 9.8030(10) Motor Vehicle Parking and Loading Standards Adjustment, the minimum number of required off-street parking spaces shall be calculated as provided in Table 9.6410 Required Off-Street Motor Vehicle Parking.
- (e) *The off-street parking requirements of Table 9.6410 Required Off-Street Motor Vehicle Parking do not apply to a new building, building addition, or building alteration owned by the Eugene School District 4J and located on the Edison Elementary School site (map/tax lot 18-03-05-13-08300) if a proposed Transportation Demand Management (TDM) plan has been approved by the city. Eugene School District 4J shall submit a TDM plan to the city for review and approval prior to submittal of a building permit for a new building, building addition, or building alteration on the Edison Elementary School site that would trigger the off-street parking requirements of Table 9.6410. The TDM plan shall contain strategies for reducing motor vehicle use and parking demand generated by the development and shall establish benchmarks by which the program's effectiveness will be measured annually. The TDM plan shall include, but need not be limited to: strategies to address the use of street parking, Safe Routes to School planning, and the promotion of bicycling, walking, busing and carpooling to school.***

Section 2. The findings set forth in Exhibit A attached to this Ordinance are adopted as findings in support of this Ordinance.

Section 3. The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in

other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Passed by the City Council this

____ day of _____, 2018

City Recorder

Approved by the Mayor this

____ day of _____, 2018

Mayor

Exhibit A

Findings

Edison Elementary School Site Parking (City File # CA 18-2)

Overview

The land use code amendment waives parking requirements for a new or remodeled school on the Edison Elementary School site. No on-site parking (parking lot or parking structure) will be required in conjunction with the construction of any future new or remodeled school on the Edison Elementary School site located at 1328 E. 22nd Avenue in Eugene. In lieu of providing on-site parking, Eugene School District 4J will be required to submit a transportation demand management plan that contains strategies for reducing motor vehicle use and parking demand to the City of Eugene for review and approval.

Findings

Eugene Code Section 9.8065 requires that the following approval criteria (in ***bold italics***) be applied to a code amendment:

(1) The amendment is consistent with applicable statewide planning goals adopted by the Land Conservation and Development Commission.

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

The City has acknowledged provisions for community involvement which insure the opportunity for citizens to be involved in all phases of the planning process and set out requirements for such involvement. This land use code amendment does not amend the City's citizen involvement program. The process for adopting this amendment complied with Goal 1 because it is consistent with the City's acknowledged citizen involvement provisions.

A Notice of Proposed Amendment was filed with the Oregon Department of Land Conservation and Development on March 6, 2018. The Planning Commission held a public hearing on this code amendment on April 10, 2018. The City Council held a public hearing on this code amendment on May 29, 2018. Consistent with land use code requirements, the Planning Commission public hearing on the proposal was duly noticed to all neighborhood organizations in Eugene, as well as community groups and individuals who requested notice. Signs announcing the public hearing were posted March 12, 2018 on and around the property, consistent with land use code requirements. In addition, although not required, notice of the public hearing was also published in the Register Guard. Information concerning the amendment, including the dates of the public hearings was posted on the City of Eugene website.

These processes afford ample opportunity for citizen involvement consistent with Goal 1. Therefore, the ordinance is consistent with Statewide Planning Goal 1.

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

Exhibit A

Eugene's land use code specifies the procedure and criteria that were used in considering this amendment. The record shows that there is an adequate factual basis for the amendment. The Goal 2 coordination requirement is met when the City engages in an exchange, or invites such an exchange, between the City and any affected governmental unit and when the City uses the information obtained in the exchange to balance the needs of the citizens.

To comply with the Goal 2 coordination requirement, the City engaged in an exchange about the subject of this amendment with all of the affected governmental units. Specifically, the City provided notice of the proposed action and opportunity to comment to the Oregon Department of Land Conservation and Development, as well as to Lane County and the City of Springfield. Eugene School District 4J participated in this land use process by appearing at the Planning Commission hearing and submitting written testimony. No exceptions to Statewide Planning Goal 2 are required for this amendment. Therefore, the amendment is consistent with Statewide Planning Goal 2.

Goal 3 - Agricultural Lands. *To preserve agricultural lands.*

The amendment is for property located within the urban growth boundary and does not affect any land designated for agricultural use. Therefore, Statewide Planning Goal 3 does not apply.

Goal 4 - Forest Lands. *To conserve forest lands.*

The amendment is for property located within the urban growth boundary and does not affect any land designated for forest use. Therefore, Statewide Planning Goal 4 does not apply.

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources. *To conserve open space and protect natural and scenic resources.*

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

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

This amendment does not create or amend the City's list of Goal 5 resources, do not amend a code provision adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5, does not allow new uses that could be conflicting uses with a significant Goal 5 resource site and does not amend the acknowledged urban growth boundary. Therefore, Statewide Planning Goal 5 does not apply.

Goal 6 - Air, Water and land Resource Quality. *To maintain and improve the quality of the air, water*

Exhibit A

and land resources of the state.

Goal 6 addresses waste and process discharges from development, and is aimed at protecting air, water and land from impacts from those discharges. This amendment does not affect the City's ability to provide for clean air, water or land resources. Therefore, Statewide Planning Goal 6 does not apply.

Goal 7 - Areas Subject to Natural Disasters and Hazards. *To protect life and property from natural disasters and hazards.*

Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, landslides, earthquakes and related hazards, tsunamis and wildfires. The Goal prohibits a development in natural hazard areas without appropriate safeguards. The amendment does not affect the City's restrictions on development in areas subject to natural disasters and hazards. Further, the amendment does not allow for new development that could result in a natural hazard. Therefore, Statewide Planning Goal 7 does not apply.

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

Goal 8 ensures the provision of recreational facilities to Oregon citizens and is primarily concerned with the provision of those facilities in non-urban areas of the state. The amendment does not affect the City's provisions for or access to recreation areas, facilities or recreational opportunities. Therefore, Statewide Planning Goal 8 does not apply.

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

Goal 9 requires cities to evaluate the supply and demand of commercial land relative to community economic objectives. The amendment does not impact the supply of industrial or commercial lands. Therefore, the amendment is consistent with Statewide Planning Goal 9.

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

Goal 10 requires communities to provide an adequate supply of residential buildable land to accommodate estimated housing needs for a 20-year planning period. The amendment does not impact the supply of residential lands. Therefore, the amendment is consistent with Statewide Planning Goal 10.

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

The amendment does not affect the City's provision of public facilities and services. Therefore, Statewide Planning Goal 11 does not apply.

Exhibit A

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

The Transportation Planning Rule (OAR 660-012-0060) contains the following requirement:

- (1) *If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*
- (a) *Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
 - (b) *Change standards implementing a functional classification system; or*
 - (c) *Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
 - (A) *Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
 - (B) *Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*
 - (C) *Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

The amendment does not change the functional classification of a transportation facility, change the standards implementing a functional classification system or degrade the performance of a facility otherwise projected to not meet performance standards. Therefore, the amendment does not have a significant effect under (a), (b) or (c). The amendment does not significantly affect any existing or future transportation facilities. Based on the above findings, the amendment is consistent with Statewide Planning Goal 12.

Goal 13 - Energy Conservation. To conserve energy.

The amendment does not impact energy conservation. Therefore, Statewide Planning Goal 13 does not apply.

Goal 14 - Urbanization. To provide for an orderly and efficient transition from rural to urban land use.

The amendment does not affect the City's provisions regarding the transition of land from rural to

Exhibit A

urban uses. Therefore, Statewide Planning Goal 14 does not apply.

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

The amendment does not contain any changes that affect the Willamette River Greenway regulations, therefore, Statewide Planning Goal 15 does not apply.

Goal 16 through 19 - Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources.

There are no coastal, ocean, estuarine, or beach and dune resources related to the property effected by this amendment. Therefore, these goals are not relevant and the amendment will not affect compliance with Statewide Planning Goals 16 through 19.

(2) *The amendment is consistent with applicable provisions of the comprehensive plan and applicable adopted refinement plans.*

Metro Plan

The following policy from the Metro Plan (identified below in italics) is applicable to this amendment. To the extent this policy constitutes mandatory approval criteria, based on the findings provided below, the amendment is consistent with and supported by the applicable provisions of the Metro Plan.

Transportation Demand Management

F.7 Increase the use of motor vehicle parking management strategies in selected areas throughout the Eugene-Springfield metropolitan area.

Consistent with this policy, the code amendment waives parking for an established school site that currently does not have on-site parking. In lieu of providing parking for a new or remodeled school, the Eugene School District 4J will be required to submit a transportation demand management plan that contains strategies for reducing motor vehicle use and parking demand to the City of Eugene for review and approval.

Envision Eugene Comprehensive Plan

The Envision Eugene Comprehensive Plan does not contain any policies relevant to this amendment.

Applicable Refinement Plans

There are no refinement plans applicable to the subject property.

(3) *The amendment is consistent with EC 9.3020 Criteria for Establishment of an S Special Area Zone, in the case of establishment of a special area zone.*

The amendment does not establish a special area zone. Therefore, this criterion does not apply.

HANSEN Alissa H

From: pamelamillera@comcast.net
Sent: Monday, May 28, 2018 10:11 PM
To: HANSEN Alissa H
Subject: Testimony for Edison Public Hearing, City Council, May 29
Attachments: Edison Public Hearing Testimony.docx

Hello Alissa,

Sadly, I will be out of town for the rest of the week, so unable to attend tomorrow's Public Hearing at the City Council.

Please find my written testimony attached.

Thanks for all you do!

Pamela Miller

From: Pamela Miller, 1959 Harris Street

May 28, 2018

Testimony for City Council Public Hearing on Tuesday, May 29, 2018

Subject: **City file # CA 18-2**

Land Use Code Amendment to waive parking requirements for new/remodeled school on Edison Elementary School site.

I would like to express strong support for the proposed land use code amendment.

Edison is an urban school, on a small site, with a significant number of its students living within easy walking or biking distance from the school. It has thrived for nearly 100 years without on site parking. There is overwhelming support from neighbors, including those living adjacent to the school, to maintain the status quo.

Maintaining the walking/biking-friendly nature of this urban school site supports Eugene's sustainability goals. Adding 40+ parking spaces would not only seriously compromise playground space, but would send a discordant message regarding the City's commitment to sustainable urban design.

On a personal note, our 2 daughters walked to school from 1-12th grades; that walkable location to all 3 schools was a major factor in the choice of our home. Both of the girls (now in their 30's) live in Seattle; and interestingly, neither of them owns a car: they still choose to walk, or take transit. I can't help but think that the daily walking habits they formed in our small town urban neighborhood helped to predispose them to sustainable lifestyle choices in their adult lives.

If Eugene is serious about promoting a sustainable future to its citizens, it would be wise to model those values to its youngest residents. Approval of this Land Use Code Amendment sends just such a message.

Respectfully,
Pamela Miller

HANSEN Alissa H

From: Kari Parsons <parsons.kari@gmail.com>
Sent: Tuesday, May 29, 2018 11:23 AM
To: HANSEN Alissa H
Subject: Testimony for City Council on Parking Waiver at Edison

Dear City Councilors,

My name is Kari Parsons and I am the chair of SENSE (Sustainable Eugene Neighborhoods and Schools). We are a group of South University and Fairmount neighbors, Edison parents, and other interested individuals that formed in 2012 to support the continued operation of a neighborhood elementary school at the Edison site. We are currently working to have Edison Elementary included on the next 4J facilities bond.

When 4J's proposal for a future Edison renovation included a costly and unnecessary parking garage in order to meet City of Eugene parking standards, SENSE worked to get community feedback on the proposal.

- We canvassed nearly 100 homes surrounding the school,
- We fielded an online survey of neighbors (64 responses), Edison parents (139 responses), and teachers and staff (21 responses)

The response was nearly unanimous: waive on-site parking requirements and solve any parking needs with on-street solutions. The rationales cited for this overwhelming support for retaining Edison's on-street parking arrangement were as follows:

- Edison has worked for all these years without on-site parking
- A garage would be much more detrimental to the neighborhood than current on-street parking:
 - It would create traffic bottlenecks rather than the current multiple access points that distribute parking and traffic around the school.
 - It would create a safety risk, allowing for cross-sidewalk auto traffic.
 - It would create a security risk, becoming an attractive nuisance when not actively in use.
- Edison's layout and siting encourages walking and biking which supports the city's sustainability goals, as well as support's public health and children's educational success.
- Neighbors are not negatively impacted by parents and staff using street parking.
- It is a waste of taxpayer money to build a garage that is unneeded and unwanted.

In sum, the current parking codes simply do not function in the way they were intended in this specific situation. SENSE believes it is counterproductive for a nearly 100-year-old neighborhood school, located so that many kids and parents can walk, to meet standards developed to suit post-war, car-oriented land use patterns. To do so is directly opposed to all efforts to make our city more walkable, livable, and sustainable.

We hope that you will agree with the Planning Commission's unanimous support to waive on-site parking requirements at Edison Elementary in the event of a remodel.

Thank you for your service to the community.

Sincerely,

Kari Parsons
2215 University Street

HANSEN Alissa H

From: Elaine Lawson <ellgsb911@gmail.com>
Sent: Tuesday, May 29, 2018 1:01 PM
To: HANSEN Alissa H
Subject: In Support of Waiving On-Site Parking Requirements at Edison Elementary

Hello Alissa,
I just wanted to send this along to you during the comments phase.

I am in support of waiving On-site Parking Requirements at Edison Elementary. The urban parking solution along the street works well for both the school and the adjoining neighborhood.

I appreciate your work on this.

All my best,
Elaine Lawson
1455 E 23rd Avenue

HANSEN Alissa H

From: Nicole Dudukovic Kuhl <nicole.kuhl@gmail.com>
Sent: Tuesday, May 29, 2018 1:06 PM
To: HANSEN Alissa H
Cc: Brice Kuhl
Subject: Saying 'no' to a parking garage for Edison

Dear Alissa,

My daughter is a 2nd grader at Edison Elementary School, and my son will be entering kindergarten at Edison in the fall. I am strongly opposed to a parking garage being built at Edison in the event of a remodel. I would like to show my support for the code change that would enable a remodeled Edison to exist without a parking garage. Unfortunately, I'm unable to attend the City Council Public Hearing this evening, but I am hoping that you will be able to distribute my written testimony to the members of the council.

My family and I moved to Eugene a little less than three years ago when my husband and I accepted jobs at the University of Oregon. We moved here from New York City and were grateful for the many improvements in quality of life that Eugene had to offer. The one thing we did not want to give up was our relatively car-free existence. We chose to rent and then buy a house in the Edison neighborhood specifically because we loved the idea of a walkable neighborhood school. By walking to school and to work, we benefit from getting exercise, but more importantly, we set an example for our children that walking is a fun and desirable form of commuting, one that's good for them and for the planet.

Building a parking garage at Edison would be a step in the wrong direction. We have a wonderful neighborhood school, to/from which many kids happily walk and bike every day. Building a parking garage would encourage more car use and more pollution, when we should be discouraging those things. By supporting a code change that would enable a remodeled Edison to remain without a garage, the council would be supporting the environment and the future leaders of tomorrow.

Sincerely,
Nicole Kuhl

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Action: A Resolution Adopting Modifications to the Regional and Local Wastewater System Development Charge Methodologies

Meeting Date: June 11, 2018
Department: Public Works Engineering
www.eugene-or.gov

Agenda Item Number: 8
Staff Contact: Mark Schoening
Contact Telephone Number: (541)682-5243

ISSUE STATEMENT

The council is requested to adopt a resolution to modify the regional and local wastewater system development charge methodologies. The modifications are necessary to support modifications to the regional wastewater SDC, as requested by the Metropolitan Wastewater Management Commission.

In October 2017, the MWMC amended its regional wastewater SDC fee schedule to specifically recognize a new Small Home use category and a reduced rate, for homes that are less than or equal to 800 square feet. While there is no proposal to change the local wastewater SDC rates at this time, to provide consistency between the two wastewater rate categories, a Small Home category will also be added to the local wastewater SDC rate table.

BACKGROUND

The City of Eugene is one of the governing bodies to the MWMC Restated and Amended Agreement, which was adopted by the City of Eugene on May 23, 2005, and signed July 5, 2005 (Ordinance Number 20345). The Agreement stipulates that MWMC will recommend to the governing bodies a schedule of sewer user charges and system development charges for regional sewer services and that the governing bodies will adopt the sewer user charges and SDCs and impose those charges at the rates and in the amounts recommended by the MWMC. The MWMC SDC fee is collected by the City of Eugene and is passed on to the MWMC to fund wastewater system capital projects.

The regional wastewater SDC methodology was adopted by the City of Eugene by Resolution No. 4900 and was subsequently amended by Resolution No. 4991. In addition, annual inflationary adjustments to regional and local wastewater SDCs have been adopted, most recently by Administrative Order No. 58-17-19-F.

Reasons for MWMC's addition of the Small Home category to the MWMC SDC use codes include:

- To recognize the level of interest/discussion in small home planning and development;
- To insure that the regional MWMC SDC fee is clearly defined as less than or equal to 800 square feet for small homes;
- To assist the cities of Eugene and Springfield in consistently applying the MWMC SDC fees, while clarifying square footage specific to small homes; and
- To assist residents/developers in viewing the MWMC SDC "Other Residential – Small Home" fee via the MWMC website and SDC fee schedule.

The proposed MWMC SDC use category for the development of a new Small Home will be

equivalent to the SDC fees for a new multi-family residential unit, which is approximately 14.3 percent less per dwelling unit when compared to the regional wastewater SDC fee for a single family home.

A public hearing before the City Council on the proposed resolution was held on May 29, 2018. There was not any public testimony.

RELATED CITY POLICIES

The addition of new use categories constitutes modifications to the SDC methodologies and requires a public hearing before the City Council and adoption of a resolution by the City Council enacting the changes in the methodologies. In accordance with State statutes, 90-day notice is required prior to a public hearing to consider changes in SDC methodologies. The 90-day notice was issued January 19, 2018. Also in accordance with State statutes, 60 days prior to the public hearing, the proposed methodology changes must be made available to interested parties. The proposed methodology changes were made available to interested parties on March 19, 2018.

The requested implementation date for these SDC modifications is July 1, 2018. An inflationary increase to the MWMC SDC is also proposed to be implemented, per Administrative Order, on July 1, 2018.

COUNCIL OPTIONS

The City Council may either adopt or not adopt a resolution modifying the regional and local wastewater SDC methodologies to recognize a new Small Home use category for homes that are less than or equal to 800 square feet.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council adopts a resolution modifying the regional and local wastewater SDC methodologies to recognize a new Small Home use category for homes that are less than or equal to 800 square feet.

SUGGESTED MOTION

Move to adopt A Resolution Adopting Amendments to Systems Development Charge Methodologies for the Wastewater System.

ATTACHMENTS

A. Proposed Resolution

- Exhibit A to Attachment A – Table 7 Local Wastewater Plumbing Fixture Unit Rates
- Exhibit B to Attachment A – MWMC Regional Wastewater SDC Schedule

FOR MORE INFORMATION

Staff Contact: Mark Schoening, City Engineer
Telephone: 541-682-5243
Staff E-Mail: mark.a.schoening@ci.eugene.or.us

RESOLUTION NO. _____

A RESOLUTION ADOPTING AMENDMENTS TO SYSTEMS DEVELOPMENT CHARGE METHODOLOGIES FOR THE WASTEWATER SYSTEM.

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

A. The System Development Charge (SDC) Methodologies, including the system-specific methodologies for the regional wastewater system and the local wastewater system, were adopted by Resolution No. 4900, effective on May 7, 2007.

B. The regional wastewater SDC methodology adopted by Resolution No. 4900 was subsequently amended by Resolution No. 4991. In addition, annual inflationary adjustments to regional and local wastewater SDCs have been adopted, most recently by Administrative Order No. 58-17-19-F.

C. The Metropolitan Wastewater Management Commission (MWMC) has recommended revisions to the regional wastewater SDC program to include a “Small Home” rate category, and a reduced rate, for homes that are less than or equal to 800 square feet. The SDC for the development of a new Small Home will be equivalent to the SDC for a new multi-family residential unit and/or a mobile home, which is approximately 14.3% less per dwelling unit when compared to the regional wastewater SDC fee for a single family home.

D. Small homes provide an additional housing option in support of the City’s commitment to compact development and affordable housing. The addition of a Small Home SDC category provides a more equitable fee structure for these homes.

E. While there is no proposal to change the local wastewater SDC rate for Small Homes at this time, to provide consistency in rate categories, the Small Home category should also be added to the local wastewater SDC rate table.

NOW, THEREFORE, based upon the above findings,

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

Section 1. Subsection 2.3 of the Local System Formulas and General Fee Schedule at Appendix F to the SDC Methodologies is amended as follows:

2.3 Regional (MWMC) Wastewater System:

[Residential dwelling unit] <i>SFD, Duplex, SFD with other uses (per FEU)</i>	\$1,709.67
<i>Multi-Family, Mobile Home Park, Small Home ≤ 800 SQ FT (per FEU)</i>	\$1,465.43
Non-Residential rate per gal/day per land use type per FEU	Varies

Section 2. Table 7 (Local Wastewater Plumbing Fixture Unit Rates) in the Local Wastewater SDC Detail at Appendix C-1 to the SDC Methodologies, is amended to add “/Small Home ($\leq$ 800 Sq Ft)” to the “Multi-Family Housing” description as shown on Exhibit A to this Resolution.

Section 3. The MWMC Regional Wastewater System Development Charge Schedule in the MWMC SDC Methodology at Appendix C-2 to the SDC Methodologies is amended to add “Other Residential – Small Home ($\leq$ 800 SQ FT)” as a new “type of establishment” as shown on Exhibit B to this Resolution.

Section 4. The unamended portions of the SDC Methodologies remain in full force and effect.

Section 5. The City Recorder is requested to append a copy of this Resolution, including Exhibits A and B, to Resolution No. 4900.

Section 6. This Resolution shall become effective on July 1, 2018.

The foregoing Resolution adopted the ____ day of _____, 2018.

City Recorder

T A B L E 7

Local Wastewater Plumbing Fixture Unit Rates

Eugene Local Wastewater SDC Use Code*	Description	Average Daily Flow per PFU	Cost per PFU (Flow per PFU x \$3.5030*)
1F	Single-Family / Duplex Housing	\$462.40 + (Sq Ft Living Area x \$0.1121)	
1X	Mixed Use with Residential	\$462.40 + (Sq Ft Living Area x \$0.1121)	
11	Multi-Family Housing / Small Home (≤ 800 Sq Ft)	\$462.40 + (Sq Ft Living Area x \$0.1121)	
12 A, B, & C	Elderly Housing Attach, Detach, & Group/Retirement Home	\$462.40 + (Sq Ft Living Area x \$0.1121)	
13	Residential Hotel	\$462.40 + (Sq Ft Living Area x \$0.1121)	
14	Mobile Home Park	\$462.40 + (Sq Ft Living Area x \$0.1121)	
15	Hotels, Motels, Lodging	19.05	\$66.73
21	Beverage/Food Mfg	39.87	\$139.66
24	Wood Products	47.93	\$167.90
2X	Light Mfg./Printing	56.62	\$198.34
3X	Manufacturing	58.65	\$205.45
4X	Transportation & Utilities	18.22	\$63.82
41	Fire Station	7.75	\$27.15
51	Wholesale Trade	21.37	\$74.86
54	Retail Trade / Grocery	55.46	\$194.28
55	Retail Trade Automotive	7.83	\$27.43
59	Retail Trade Other	39.91	\$139.80
5A	Restaurant - Fast Food	25.44	\$89.12
5B	Restaurant - Low to Med Turnover	62.47	\$218.83
5C	Restaurant - Higher Turnover	22.45	\$78.64
5D	Drinking Establishments	54.98	\$192.59
5E	Take/Bake & Pick Up/Delivery Establishments	26.49	\$92.79
5X	Retail Trade / Clothing & Dry Goods	12.35	\$43.26
61	Financial Offices / Banks	16.99	\$59.52
62	Other Services	28.51	\$99.87
63	Rental/Storage Services	6.49	\$22.73
64	Automotive & Other Repair Services	16.17	\$56.64
65	Medical Services	28.75	\$100.71
66	Construction Trade Services	13.69	\$47.96
67	Government Services, Office/Business Parks	Based on specific use of development	
68	Education / Cultural	15.66	\$54.86
69	Churches/Clubs/Organizations	15.70	\$55.00
6A1	Laundry Services (Linen, Uniform)	538.96	\$1,887.97
6A2	Laundry, Self-Service	299.64	\$1,049.63
6A3	Dry Cleaning Service (with or w/out laundry services)	36.30	\$127.16
6B	Car Wash	264.54	\$926.68
6X	Professional/Real Estate/Insurance	67.76	\$237.36
7X	Entertainment, Recreation & Sports	88.42	\$309.73
82	Veterinarian Service	24.79	\$86.84
*The unit cost of capacity for the local wastewater system is \$3.5030 per gallon per day.			
The flow per Plumbing Fixture Unit (PFU) is stated as gallons per day based on the size of development and type of land use.			
Land use types that do not fit into the above categories will receive a default flow assignment based on the sample average.			
The default flow is 47.93 gal/day x \$3.5030 = a cost per PFU of \$167.90.			

A rate per PFU may be assigned by the City Engineer should a proposed use not be represented by one of the published SDC use codes and for which a default flow assignment is not representative of the proposed flow. In the case of those proposed developments that are determined to have a potential for exceptional water usage, the City Engineer may require that the Owner(s) enter into an agreement with the City to review water usage or wastewater discharge at such time the development is in full use or production as the final basis of the local wastewater SDC. A complete list of wastewater SDC/HUD BPR use codes is provided in Table 8.

Exhibit B

Page 1 of 2

METROPOLITAN WASTEWATER MANAGEMENT COMMISSION (MWMC)

REGIONAL WASTEWATER

SYSTEM DEVELOPMENT CHARGE (SDC) SCHEDULE

Metropolitan Wastewater Management Commission																	
Regional Wastewater SDC Fee Schedule, Effective March 10, 2017 - Subsequently modified to specifically define a Residential Small Home SDC Fee. Effective ****, 2018																	
Springfield Traffic/Waste water Code	Eugene Wastewater Use Code	Type of Establishment	Flow Estimation Unit (FEU)	Base Flow Impact (gal/FEU/day)	Dry Season Average Flow Impact (gal/FEU/day)	Dry Season Max Month Impact (gal/FEU/day)	Wet Season Peak Flow Impact (gal/FEU/day)	BOD/TSS Strength (mg/l)	Strength	BOD (lbs/FEU/day) *	TSS (lbs/FEU/day) *	Reimburse-ment Cost per FEU	Improve-ment Cost per FEU	Compliance Cost per FEU	Improvement Credit for Rate Support	Total Cost per FEU	
30	4X	TRUCK TERMINAL	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
151	63	MINI WAREHOUSE	TGSF	30	41	61	119	150	Low	0.051	0.051	\$21.12	\$311.22	\$3.91	\$43.17	\$293.09	
170	4X	UTILITIES	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
200	1X	OTHER RESIDENTIAL (SFD W/OTHER USES)	DU	175	239	359	696	150	Low	0.299	0.299	\$123.20	\$1,815.47	\$22.82	\$251.81	\$1,709.67	
220	11	OTHER RESIDENTIAL - MULTI FAMILY	DU	150	205	307	597	150	Low	0.256	0.256	\$105.60	\$1,556.12	\$19.56	\$215.84	\$1,465.43	
200	13	OTHER RESIDENTIAL - RESIDENTIAL HOTEL/MOTEL	TGSF	200	273	410	796	150	Low	0.342	0.342	\$140.79	\$2,074.82	\$26.09	\$287.79	\$1,953.91	
240	14	OTHER RESIDENTIAL - MOBILE HOME PARK	DU	150	205	307	597	150	Low	0.256	0.256	\$105.60	\$1,556.12	\$19.56	\$215.84	\$1,465.43	
220	11	OTHER RESIDENTIAL - SMALL HOME (≤ 800 SQ FT)	DU	150	205	307	597	150	Low	0.256	0.256	\$105.60	\$1,556.12	\$19.56	\$215.84	\$1,465.43	
210	1F	SFD / DUPLEX	DU	175	239	359	696	150	Low	0.299	0.299	\$123.20	\$1,815.47	\$22.82	\$251.81	\$1,709.67	
300	15	MOTEL / HOTEL	TGSF	200	273	410	796	300	Medium	0.684	0.684	\$233.60	\$2,864.96	\$36.48	\$384.86	\$2,750.18	
400	7X	PUBLIC PARK	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
435	7X	MULTIPURPOSE RECREATION FACILITY (Indoor)	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
443	7X	THEATER	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
488	7X	OUTDOOR ATHLETIC COMPLEX	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
491	7X	TENNIS COURT	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
492	7X	RACQUET CLUB	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
493	7X	HEALTH CLUB	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
494	7X	BOWLING ALLEY	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
495	7X	RECREATIONAL CENTER	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
500	3X	INDUSTRIAL PROCESS LOW STRENGTH	TGALEF	1000	1,366	2,049	3,978	150	Low	1.710	1.710	\$703.97	\$10,374.10	\$130.43	\$1,438.94	\$9,769.56	
500	3X	INDUSTRIAL PROCESS MEDIUM STRENGTH	TGALEF	1000	1,366	2,049	3,978	300	Medium	3.419	3.419	\$1,167.99	\$14,324.78	\$182.40	\$1,924.28	\$13,750.90	
500	3X	INDUSTRIAL PROCESS HIGH STRENGTH	TGALEF	1000	1,366	2,049	3,978	500	High	5.699	5.699	\$1,786.68	\$19,592.36	\$251.70	\$2,571.40	\$19,059.34	
500	3X	INDUSTRIAL PROCESS VERY HIGH STRENGTH	TGALEF	1000	1,366	2,049	3,978	700	Very High	7.979	7.979	\$2,405.37	\$24,859.93	\$321.00	\$3,218.52	\$24,367.78	
500	3X	INDUSTRIAL PROCESS SUPER HIGH STRENGTH	TGALEF	1000	1,366	2,049	3,978	900	Super High	10.258	10.258	\$3,024.06	\$30,127.50	\$390.31	\$3,865.64	\$29,676.23	
520	68	ELEMENTARY SCHOOL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
522	68	MIDDLE SCHOOL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
530	68	HIGH SCHOOL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
540	68	COMMUNITY COLLEGE	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
550	68	UNIVERSITY	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
560	69	CHURCH	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
565	68	DAY CARE CENTER	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
590	68	LIBRARY	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
591	69	FRATERNAL ORGANIZATION	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
600	54	SERVICE STATION / MARKET	TGSF	180	246	369	716	150	Medium	0.615	0.615	\$210.24	\$2,578.46	\$32.83	\$346.37	\$2,475.16	
610	65	HOSPITAL	TGSF	150	205	307	597	150	Medium	0.513	0.513	\$175.20	\$2,148.72	\$27.36	\$288.64	\$2,062.63	
620	65	NURSING HOME	TGSF	150	205	307	597	150	Low	0.256	0.256	\$105.60	\$1,556.12	\$19.56	\$215.84	\$1,465.43	
630	65	CLINIC, MEDICAL OFFICE	TGSF	150	205	307	597	150	Low	0.256	0.256	\$105.60	\$1,556.12	\$19.56	\$215.84	\$1,465.43	
700	5A	FAST FOOD RESTAURANT	TGSF	500	683	1,024	1,989	500	Very High	3.989	3.989	\$1,202.69	\$12,429.97	\$160.50	\$1,609.26	\$12,183.89	
720	82	VETERINARIAN SERVICES	TGSF	200	273	410	796	150	Low	0.342	0.342	\$140.79	\$2,074.82	\$26.09	\$287.79	\$1,953.91	
750	67	OFFICE PARK	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
770	67	BUSINESS PARK	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
730	67	GOVERNMENT BUILDING	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
732	67	US POST OFFICE	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
800	59	RETAIL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
831	5B	QUALITY RESTAURANT	TGSF	500	683	1,024	1,989	500	Very High	3.989	3.989	\$1,202.69	\$12,429.97	\$160.50	\$1,609.26	\$12,183.89	
832	5C	HIGH TURNOVER RESTAURANT	TGSF	500	683	1,024	1,989	500	Very High	3.989	3.989	\$1,202.69	\$12,429.97	\$160.50	\$1,609.26	\$12,183.89	
		EATING PLACE WITH MINIMAL FOOD PREPARATION***	TGSF	300	410	615	1,193	150	Low	0.513	0.513	\$211.19	\$3,112.23	\$39.13	\$431.68	\$2,930.87	
835	5D	DRINKING PLACE WITH MINIMAL FOOD PREPARATION****	TGSF	340	464	697	1,353	150	Low	0.581	0.581	\$239.35	\$3,527.20	\$44.34	\$489.24	\$3,321.65	
		DRINKING PLACE WITH RESTAURANT LIKE FOOD PREPARATION	TGSF	500	683	1,024	1,989	150	Very High	3.989	3.989	\$1,202.69	\$12,429.97	\$160.50	\$1,609.26	\$12,183.89	
835	5D	DRINKING PLACE	TGSF	340	464	697	1,353	150	Low	0.581	0.581	\$239.35	\$3,527.20	\$44.34	\$489.24	\$3,321.65	
840	64	AUTO CARE	TGSF	40	55	82	159	150	Medium	0.137	0.137	\$46.72	\$572.99	\$7.30	\$76.97	\$550.04	
841	55	NEW CAR SALES	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
847	6B	CAR WASH	TGSF	500	683	1,024	1,989	150	Low	0.855	0.855	\$351.99	\$5,187.05	\$65.21	\$719.47	\$4,884.78	
848	55	TIRE STORE	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	

Exhibit B
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METROPOLITAN WASTEWATER MANAGEMENT COMMISSION (MWMC)
REGIONAL WASTEWATER
SYSTEM DEVELOPMENT CHARGE (SDC) SCHEDULE

Metropolitan Wastewater Management Commission																	
Regional Wastewater SDC Fee Schedule, Effective March 10, 2017 - Subsequently modified to specifically define a Residential Small Home SDC Fee. Effective ****, 2018																	
Springfield Traffic/Waste water Code	Eugene Wastewater Use Code	Type of Establishment	Flow Estimation Unit (FEU)	Base Flow Impact (gal/FEU/day)	Dry Season Average Flow Impact (gal/FEU/day)	Dry Season Max Month Impact (gal/FEU/day)	Wet Season Peak Flow Impact (gal/FEU/day)	BOD/TSS Strength (mg/l)	Strength	BOD (lbs/FEU/day) *	TSS (lbs/FEU/day) *	Reimburse-ment Cost per FEU	Improve-ment Cost per FEU	Compliance Cost per FEU	Improvement Credit for Rate Support	Total Cost per FEU	
850	54	SUPERMARKET	TGSF	180	246	369	716	300	High	1.026	1.026	\$321.60	\$3,526.62	\$45.31	\$462.85	\$3,430.68	
851	54	CONVENIENCE MARKET	TGSF	180	246	369	716	150	Low	0.308	0.308	\$126.72	\$1,867.34	\$23.48	\$259.01	\$1,758.52	
854	5X	DISCOUNT MARKET	TGSF	30	41	61	119	150	Low	0.051	0.051	\$21.12	\$311.22	\$3.91	\$43.17	\$293.09	
890	5X	FURNITURE STORE	TGSF	30	41	61	119	150	Low	0.051	0.051	\$21.12	\$311.22	\$3.91	\$43.17	\$293.09	
895	7X	VIDEO ARCADE	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
900	61	FINANCIAL INSTITUTION	TGSF	110	150	225	438	150	Low	0.188	0.188	\$77.44	\$1,141.15	\$14.35	\$158.28	\$1,074.65	
251	12 B	ELDERLY HOUSING - DETACHED	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
252	12 A	ELDERLY HOUSING - ATTACHED	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
253	12C	CONGREGATE ELDERLY CARE FACILITY	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
120	21	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
120	2X	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
120	24	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
120	3X	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
120	3X	HEAVY INDUSTRY/INDUSTRIAL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
710	6X	GENERAL OFFICE BLDG	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
860	51	WHOLESALE TRADE	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
870	5X	CLOTHING / DRYGOODS / HOUSEWARES	TGSF	30	41	61	119	150	Low	0.051	0.051	\$21.12	\$311.22	\$3.91	\$43.17	\$293.09	
820	6A	LAUNDRY	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
900	62	OTHER SERVICES	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
110	66	CONSTRUCTION TRADE	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
440	68	OTHER EDUCATIONAL/CULTURAL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$35.20	\$518.71	\$6.52	\$71.95	\$488.48	
450	7X	OTHER ENTERTAINMENT	TGSF	160	219	328	636	150	Low	0.274	0.274	\$112.64	\$1,659.86	\$20.87	\$230.23	\$1,563.13	
820	Varies	SHOPPING CENTER	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96	
		ABBREVIATIONS	NOTES														
		TGSF - THOUSAND GROSS SQUARE FEET	* Calculated as average flow X 8.345 X strength														
		TSFGLA - THOUSAND SQUARE FEET GROSS LEASABLE AREA	** Process flow is in addition to other flow														
		DU - DWELLING UNIT	*** Minimal food preparation - food is assembled from prepackaged food products and cooking, other than warming, is not required														
		TGALEF - THOUSAND GALLONS ESTIMATED FLOW	**** Includes coffee houses and juice bars where appropriate														
		VFP - VEHICLE FUELING POSITIONS															