



**COUNCIL RESOLUTION NO. 5236**

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

**PASSED: 7:0**

**REJECTED:**

**OPPOSED:**

**ABSENT: Clark**

**CONSIDERED: June 11, 2018**



## RESOLUTION NO. 5236

### 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:**

SFD, Duplex, SFD with other uses (per FEU)	\$1,709.67
Multi-Family, Mobile Home Park, Small Home ≤ 800 SQ FT (per FEU)	\$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.

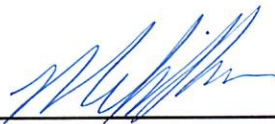
**Section 3.** The MWMC Regional Wastewater System Development Charge Schedule in the MWMC SDC Methodology at Appendix C-2 to the SDC Methodologies is amended to add “Other Residential – Small Home ( $\leq$  800 SQ FT)” as a new “type of establishment” as shown on Exhibit B to this Resolution.

**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 11<sup>th</sup> day of June, 2018.**

  
\_\_\_\_\_  
Deputy 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 ( $\leq$ 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**  
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**METROPOLITAN WASTEWATER MANAGEMENT COMMISSION (MVMC)**  
**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/Wastewater 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 (lb/FEU/day) *	TSS (lb/FEU/day) *	Reimbursement Cost per FEU	Improvement 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	\$3,430.66
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	2K	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	3K	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
870	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	Vanes	SHOPPING CENTER	TGSF	100	137	205	398	150	Low	0.171	0.171	\$70.40	\$1,037.41	\$13.04	\$143.89	\$976.96

<b>ABBREVIATIONS</b>	<b>NOTES</b>
TGSF - THOUSAND GROSS SQUARE FEET	* Calculated as average flow X 8.345 X strength
TSGLA - 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
TGALF - THOUSAND GALLONS ESTIMATED FLOW	**** Includes coffee houses and juice bars where appropriate
VFP - VEHICLE FUELING POSITIONS	