



Oregon  
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

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## NOTICE OF ADOPTED AMENDMENT

01/27/2014

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Eugene Plan Amendment  
DLCD File Number 003-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

### Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, February 07, 2014

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. **NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.**

Cc: Peggy Keppler, City of Eugene  
Gordon Howard, DLCD Urban Planning Specialist  
Ed Moore, DLCD Regional Representative

<paa> YA



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 003-13 (19773)

[17735]

Received:

JAN 21 2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Eugene

Local file no.: CA 13-2

Date of adoption: 1/13/14

Date sent: 1/17/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

☒ Yes; Date (use the date of last revision if a revised Form 1 was submitted): 4/15/13

No

Is the adopted change different from what was described in the Notice of Proposed Change? ☒ Yes ☐ No

If yes, describe how the adoption differs from the proposal:

The adopted change prioritizes SW quality facilities for development permit applications in the following order: infiltration, filtration, off-site publicly designed infiltration and filtration facilities. The proposal prioritized facilities in order of infiltration, filtration and mechanical.

Local contact (name and title): Peggy Keppler, Development Review Manager

Phone: 541-682-2869

E-mail: [peggy.a.keppler@ci.eugene.or.us](mailto:peggy.a.keppler@ci.eugene.or.us)

Street address: 99 East Broadway #400

City: Eugene

Zip: 97401-

## PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

### **For a change to comprehensive plan text:**

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

N/A

### **For a change to a comprehensive plan map:**

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary



The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

**If the comprehensive plan map change is an urban reserve amendment** including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

AMENDING SECTIONS 9.0500, 9.4780, 9.6790, 9.6791, 9.6792, 9.6796, 9.6797, 9.8030, 9.8055, 9.8090, 9.8100, 9.8215, 9.8220, 9.8320, 9.8325, 9.8440, 9.8445, 9.8515, AND 9.8520 OF THE EUGENE CODE, 1971

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from to Acres:

Change from to Acres:

Change from to Acres:

Change from to Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: Acres added: Acres removed:

Location of affected property (T, R, Sec., TL and address):

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List affected state or federal agencies, local governments and special districts:

None

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.



Eugene City Attorney's Office

JAN 21 2014

January 17, 2014

Attention: Plan Amendment Specialist  
Department of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540

Re: *Notice of Adopted Change*

Enclosed please find Form 2, Notice of Adopted Change to a Comprehensive Plan or Land Use Regulation, the adopted ordinance that amends sections 9.0050, 9.4780, 9.6790, 9.6791, 9.6792, 9.6796, 9.6797, 9.8030, 9.8055, 9.8090, 9.8100, 9.8215, 9.8220, 9.8320, 9.8325, 9.8440, 9.8445, 9.8515, and 9.8520 of the Eugene Code, 1971, and findings adopted in support of the ordinance.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn P. Brotherton".

Kathryn P. Brotherton  
Deputy City Attorney

KPB:abm  
Enclosures

cc: Peggy Keppler (w/encs.)  
Amy Janisch (w/encs.)

## ORDINANCE NO. 20521

**AN ORDINANCE CONCERNING STORMWATER MANAGEMENT;  
AMENDING SECTIONS 9.0500, 9.4780, 9.6790, 9.6791, 9.6792, 9.6796,  
9.6797, 9.8030, 9.8055, 9.8090, 9.8100, 9.8215, 9.8220, 9.8320, 9.8325, 9.8440,  
9.8445, 9.8515, AND 9.8520 OF THE EUGENE CODE, 1971; AND PROVIDING  
FOR AN EFFECTIVE DATE.**

### **THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** Section 9.0500 of the Eugene Code, 1971, is amended by revising the definition of "Pollution reduction facility" to provide as follows:

**9.0500**     **Definitions.** As used in this land use code, unless the context requires otherwise, the following words and phrases mean:

**Stormwater quality facility.** Any structure or drainage device that is designed, constructed, and maintained to collect and filter, retain, or detain surface water runoff during and after a storm event for the purpose of maintaining or improving surface and/or groundwater quality.

**Section 2.** Subsection (2)(e) of Section 9.4780 of the Eugene Code, 1971, is amended to provide as follows:

**9.4780**     **/WQ Water Quality Overlay Zone - Permitted and Prohibited Uses.** Uses are permitted or prohibited within the /WQ Water Quality Overlay Zone based on whether they occur outside or within the /WQ Management Area as follows:

**(2)   Uses Permitted Within /WQ Management Areas.** Subject to any applicable development permits, the following uses are the only uses permitted outright within the /WQ Management Area:

**(e)   Construction and Maintenance of Vegetated Stormwater Management Facilities.** Swales, filter strips, constructed wetlands, and other vegetated stormwater management facilities for stormwater quality or flow control are permitted if otherwise approved through the provisions of EC 9.6791 through 9.6797 in accordance with the Stormwater Management Manual adopted by administrative order of the city manager;

**Section 3.** Subsection (5) of Section 9.6790 of the Eugene Code, 1971, is amended to provide as follows:

**9.6790**     **Stormwater Management Manual.** In order to implement Section 9.6791 through 9.6797 of this code, the City Manager shall adopt in accordance with EC 2.019, City Manager – Administrative and Rulemaking Authority and Procedures, a Stormwater



Management Manual. The Stormwater Management Manual may contain forms, maps and facility agreements and shall include requirements that are consistent with the following goals:

- (5) Reduce pollutants of concern that are generated by identified site uses and site characteristics that are not addressed solely through the stormwater quality measures by implementing additional specific source control methods including reducing or eliminating pathways that may introduce pollutants into stormwater, capturing acute releases, directing wastewater discharges and areas with the potential for relatively consistent wastewater discharges to the wastewater system, containing spills on site, and avoiding preventable discharges to wastewater facilities, surface waters or ground waters.

**Section 4.** Section 9.6791 of the Eugene Code, 1971, is amended to provide as follows:

**9.6791 Stormwater Flood Control.**

- (1) **Purpose.** The purpose of EC 9.6791 is to protect life and property from flood and drainage hazards by maintaining the capacity of the city's stormwater conveyance system through the establishment of flood control regulations for stormwater runoff.
- (2) **Applicability and Exemptions.**
  - (a) Except as provided in EC 9.6791(2)(b), flood control standards apply to all development permit applications and land use applications.
  - (b) The standards in EC 9.6791(3) do not apply to development permit applications where the proposed development will be served by a flood control facility that is a manmade drainage system designed to accommodate stormwater run-off generated by the stormwater basin area.
- (3) **Standards.**
  - (a) Stormwater flood control facilities shall be designed and constructed according to adopted plans and policies, and in accordance with standards in EC Chapters 6 and 7, and the stormwater flood control provisions and the facility design requirements set forth in the Stormwater Management Manual.
  - (b) Based on the Rational Method flow calculation, stormwater runoff from the development site for the flood control design storm shall be:
    1. Discharged into existing stormwater flood control facilities that, considering all developments that have received tentative or final plan approval as of the date the applicant submits a complete application, have the capacity to handle the stormwater runoff; or
    2. Retained or detained onsite; or
    3. Discharged into a new stormwater flood control facility constructed by the applicant.
- (4) **Underground Injection Control Systems.** Stormwater runoff discharged in underground systems is also regulated through the federal Underground Injection Control (UIC) program under Part C of the Safe Drinking Water Act (42 U.S.C. § 300, Chapter 6A, Subchapter XII) and Oregon Administrative Rule Chapter 340, Section 044.

**Section 5.** Section 9.6792 of the Eugene Code, 1971, is amended to provide as follows:

**Stormwater Quality.**

- (1) **Purpose.** The purpose of EC 9.6792 is to reduce runoff pollution and mitigate the volume, duration, time of concentration and rate of stormwater runoff from development by implementing stormwater management techniques that promote the use of natural and built systems for infiltration, evapotranspiration and reuse of rainwater and that use or mimic natural hydrologic processes while capturing and treating approximately 80% of the average annual rainfall.
- (2) **Applicability and Exemptions.**
- (a) The standard in EC 9.6792(3)(a) applies to all land use applications submitted after March 1, 2014, that do not propose construction of a public street, private street or a shared driveway.
  - (b) The standards in EC 9.6792(3)(b), (e)-(g) apply to all land use applications submitted after March 1, 2014, that propose construction of a public street.
  - (c) The standards in EC 9.6792(3)(c), (e)-(g) apply to all land use applications submitted after March 1, 2014, that propose construction of a private street or shared driveway.
  - (d) Except as exempt under EC 9.6792(2)(e), the standards in EC 9.6792(3)(d)-(g) apply to applications for all development permits submitted after March 1, 2014.
  - (e) The standards in EC 9.6792(3)(d)-(g) do not apply to development permit applications:
    - 1. For the construction of less than 1,000 square feet of new or replaced impervious surface within a 12 month period;
    - 2. For interior alterations of an existing structure;
    - 3. For the construction of more than 1,000 square feet of impervious surface that replaces existing impervious surface for purposes of maintenance or repair for the continuance of the current function, providing that as part of such maintenance and repair the applicant is replacing less than 50% of the length of the stormwater drainage system (including pipes, drainageway catch basins and drywells) on the development site;
    - 4. For the construction of new or replaced impervious surface where all of the stormwater runoff from the impervious surface will discharge into an on-site, privately maintained underground injection control system that is registered and approved by the Oregon Department of Environmental Quality;
    - 5. For the construction of a one or two family dwelling on a lot or parcel that was created by a land division application submitted and approved by the City prior to March 1, 2014, that is consistent with the approved land use application and the City's stormwater quality (pollution reduction) standards in place at the time of the land division application; or
    - 6. For the construction of a one or two family dwelling on a lot or parcel that was created by a land division application that included the construction of a public or private street or shared driveway submitted and approved by the City after March 1, 2014, if the lot or parcel adjoins the public or private street or shared driveway and the facility within the public or private street or shared driveway is an infiltration or filtration facility designed and sized to accommodate stormwater runoff from the adjoining lots or parcels

at full buildout of the lots or parcels.

**(3) Standards.**

- (a) For land use applications not proposing the construction of a public or private street or shared driveway, the applicant shall submit a site development plan that delineates the following conditions existing on the development site:
  - 1. Infiltration rates less than 2 inches per hour;
  - 2. Bedrock less than 5 feet below the ground surface;
  - 3. Groundwater elevations less than 6 feet; or,
  - 4. Ground surface slopes greater than 10%.
- (b) For land use applications proposing the construction of a public street, stormwater quality facilities to treat the stormwater runoff from the proposed public street shall be selected from the Stormwater Management Manual and shall be based on the following priority order: infiltration, filtration, mechanical treatment.
  - 1. If selecting an infiltration or filtration facility to treat the stormwater runoff from the public street, the facility can be sized to also treat the stormwater runoff from the one and two family dwelling lots or parcels adjoining the public street based on full buildout of those lots or parcels.
  - 2. If using a mechanical facility to treat the stormwater runoff from the public street or if the infiltration or filtration facility is not sized to also treat the stormwater runoff from the adjoining lots or parcels at full buildout, all lots or parcels created by the land division application shall comply with EC 9.6792(3)(d)-(g) at the time of development permit application.
- (c) For land use applications proposing construction of a private street or shared driveway, stormwater quality facilities to treat the runoff from the proposed private street or shared driveway shall be selected from the Stormwater Management Manual and shall be based on the following priority order: infiltration, filtration.
  - 1. An infiltration or filtration treatment facility to treat the stormwater runoff from the shared driveway or private street can be sized to treat the stormwater runoff from the proposed one and two family dwelling lots or parcels that adjoin the shared driveway or private street based on full buildout of those lots or parcels.
  - 2. If the infiltration or filtration facility is not sized to treat the stormwater runoff from the adjoining lots or parcels at full build out, all lots or parcels created by the land division application must comply with EC 9.6792(3)(d)-(g) at the time of development permit application.
- (d) For development permit applications, stormwater quality facilities shall be selected from the Stormwater Management Manual and shall be based on the following priority order: infiltration, filtration, off-site stormwater quality management.
  - 1. If selecting a filtration treatment facility, the applicant shall submit a report that demonstrates at least one of the following development site conditions exist:
    - a. Infiltration rates are less than 2 inches per hour;
    - b. Bedrock is less than 5 feet below the ground surface;
    - c. Groundwater elevations are less than 6 feet; or,



- d. Ground surface slopes are greater than 10%.
- 2. If selecting off-site stormwater quality management by contributing to the public off-site stormwater quality facilities, through payment of a higher stormwater system development charge adopted as part of the City's system development charge methodology, the applicant shall submit a report that demonstrates there is insufficient land area to construct an approved infiltration or filtration facility by setting forth the required size of the smallest infiltration or filtration facility needed for the development's impervious surface area and a site plan demonstrating that an approved infiltration or filtration facility cannot be located on the development site without reducing the size of the proposed development which is otherwise consistent with all other applicable lot and development standards.
- (e) The selected stormwater quality facilities shall treat all stormwater runoff from all new or replaced impervious surface areas, or an equivalent on-site area, that will result from the water quality design storm except that the selected the stormwater quality facility does not need to treat the stormwater runoff from new or replaced impervious surface that is 500 sq. feet or less and does not gravity-feed into the selected treatment facility.
- (f) All stormwater quality facilities shall be sited, designed and constructed according to the water quality provisions and the facility design requirements set forth in the Stormwater Management Manual.
- (g) The standards in EC 9.6792(3) may be adjusted pursuant to EC 9.8030(24).

**Section 6.** Subsection (3)(e) of Section 9.6796 of the Eugene Code, 1971, is amended to provide as follows:

**9.6796     Dedication of Stormwater Easements.**

- (3) **Standards.** The applicant must dedicate public easements approved by the city over city maintained stormwater management facilities provided the city makes findings to demonstrate consistency with constitutional requirements. The conveyance of ownership or dedication of easements may be required in any of the following circumstances:
  - (e) Where the facility will provide treatment for runoff from the public right-of-way and the City will be maintaining the facility.

**Section 7.** Section 9.6797 of the Eugene Code, 1971, is amended to provide as follows:

**9.6797     Stormwater Operation and Maintenance.**

- (1) All stormwater facilities shall be operated and maintained in accordance with EC Chapters 6 and 7, and the Stormwater Management Manual.
- (2) Unless the applicant proposes private maintenance of the facility, a stormwater facility that will provide treatment for runoff from the public right-of-way shall be:

- (a) Designed and constructed through the Privately Engineered Public Improvement (PEPI) process; and
- (b) Located in public rights of way or public easements dedicated in accordance with EC 9.6796; and
- (c) Selected from the list of stormwater facilities identified in the Stormwater Management Manual as a type of facility that the City will operate and maintain.

**Section 8.** Subsection (24) of Section 9.8030 of the Eugene Code, 1971, is amended to provide as follows:

**9.8030     Adjustment Review - Approval Criteria.** The planning director shall approve, conditionally approve, or deny an adjustment review application. Approval or conditional approval shall be based on compliance with the following applicable criteria.

**(24) Stormwater Quality, Flow Control, Oil Control and Source Control Standards Adjustment.**

- (a) The requirement in EC 9.6792(3)(e) that selected stormwater quality facilities shall treat all the stormwater runoff that will result from the water quality design storm may be adjusted upon a finding that the stormwater quality facility will treat as much of the runoff as possible and
- (b) The requirement in EC 9.6792(3)(f) that all stormwater quality facilities be selected from and sited, designed, and constructed according to the stormwater quality provisions and the facility design requirements set forth in the Stormwater Management Manual and that stormwater quality facilities must be designed using one of the methodologies outlined in the Stormwater Management Manual may be adjusted upon finding that all of the following requirements are met:
  - 1. The proposed alternative design will achieve equal, or superior, results for function (reducing pollution), maintainability and safety, and the proposed siting does not adversely affect structures or other properties.
  - 2. The applicant's written description of the proposed alternative design has been reviewed and approved by the City Engineer. The description of the proposed design submitted for review must include all of the following information for each component of the proposed alternative design:
    - a. Size, technical description, capacity, capital cost, design life, construction process and costs, consequences of improper construction, operation and maintenance requirements and costs;
    - b. Data on the effectiveness of proposed alternative technologies, if available, including data from laboratory testing and pilot/full-scale operations, and information regarding the operations of any full-scale installations;
    - c. Any other available information about the proposed design, including peer review articles, scientific or engineering journals, and approvals from other jurisdictions.

3. The applicant has submitted a method and schedule for monitoring the effectiveness of the proposed design once constructed, and a schedule for its maintenance.
  4. The applicant has submitted a signed statement that the applicant will replace the alternative stormwater quality facility if the facility does not function as proposed.
- (c) The requirement in EC 9.6793(3)(a) and EC 9.6793(3)(b) may be adjusted upon a finding that the flow control facility will control flow rates as much as possible and one of the following applies:
1. The area at issue generating runoff is less than 500 square feet of impervious surface and is isolated from the flow control facility;
  2. The area at issue generating runoff is less than 500 square feet of impervious surface and it is not technically feasible to drain the untreated runoff to the flow control facility;
  3. Constructing facilities to control the flow of runoff from the area at issue would require removal of trees or damage to other natural resources;
  4. The area at issue generating runoff is less than 500 square feet of impervious surface and limited access to the area would prevent regular maintenance of the flow control facility.
- (d) The requirements in EC 9.6793(3)(d) that all flow control facilities be selected from and sited, designed, and constructed according to the flow control provisions and the facility design requirements set forth in the Stormwater Management Manual may be adjusted upon finding that all of the following requirements are met:
1. The proposed alternative design will achieve equal, or superior, results for function (maintaining flow or restricting flow or both), maintainability and safety, and the proposed siting does not adversely affect structures or other properties;
  2. The applicant's written description of the proposed alternative design has been reviewed and approved by the City Engineer. The description of the proposed design submitted for review must include all of the following information for each component of the proposed alternative design:
    - a. Size, technical description, capacity, capital cost, design life, construction process and costs, consequences of improper construction, operation and maintenance requirements and costs;
    - b. Data on the effectiveness of proposed alternative design, if available, including data from laboratory testing and pilot/full-scale operations, and information regarding the operations of any full-scale installations;
    - c. Any other available information about the proposed design, including peer review articles, scientific or engineering journals, and approvals from other jurisdictions.
  3. The applicant has submitted a method and schedule for monitoring the effectiveness of the proposed design once constructed, and a schedule for its maintenance;
  4. The applicant has submitted a signed statement that the applicant will replace the alternative flow control facility if the facility does not function as proposed.



- (e) The requirement in EC 9.6795(3) that oil control facilities be sited, designed and constructed according to the oil control provisions and the facility design requirements set forth in the Stormwater Management Manual may be adjusted if the applicant can demonstrate that the selected oil control facility will achieve the same result as those listed in the Stormwater Management Manual.
- (f) The requirement in EC 9.6796(3) that source controls be sited, designed and constructed according to source control provisions set forth in the Stormwater Management Manual may be adjusted if the applicant can demonstrate that the selected source control will achieve the same result as those listed in the Stormwater Management Manual. Applicants seeking an adjustment to EC 9.6796(3) must submit a completed authorization request form adopted as part of the Stormwater Management Manual.

**Section 9.** Subsection (1)(d) of Section 9.8055 of the Eugene Code, 1971, is amended to provide as follows:

- 9.8055     Cluster Subdivision- Approval Criteria - General.** The planning director shall approve, approve with conditions, or deny a proposed cluster subdivision. Approval or approval with conditions shall be based on the following:
- (1) The proposed subdivision complies with:
    - (d) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

**Section 10.** Subsection (8)(d) of Section 9.8090 of the Eugene Code, 1971, is amended to provide as follows:

- 9.8090     Conditional Use Permit Approval Criteria - General.** A conditional use permit shall be granted only if the proposal conforms to all of the following criteria:
- (8) The proposal complies with all applicable standards, including but not limited to:
    - (d) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance; and

**Section 11.** Subsection (4)(h) of Section 9.8100 of the Eugene Code, 1971, is amended to provide as follows:

- 9.8100     Conditional Use Permit Approval Criteria- Needed Housing.** The hearings official shall approve, conditionally approve, or deny the conditional use permit application. Unless the applicant elects to use the general criteria contained in EC 9.8090 Conditional Use Permit Approval Criteria - General, where the applicant proposes needed housing, as defined by the State statutes, the hearings official

shall approve or approve with conditions a conditional use based on compliance with the following criteria:

- (4) The proposal complies with all applicable standards, including, but not limited to:
  - (h) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

**Section 12.** Subsection (1)(j) of Section 9.8215 of the Eugene Code, 1971, is amended

to provide as follows:

- 9.8215**     **Partition, Tentative Plan Approval Criteria- General.** The planning director shall approve, approve with conditions, or deny a partition, with findings and conclusions. Approval, or approval with conditions, shall be based on compliance with the following criteria:
- (1) The proposed partition complies with all of the following:
    - (j) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

**Section 13.** Subsection (2)(j) of Section 9.8220 of the Eugene Code, 1971, is amended

to provide as follows:

- 9.8220**     **Partition, Tentative Plan Approval Criteria- Needed Housing.** The planning director shall approve, conditionally approve, or deny the partition application. Unless the applicant elects to use the general criteria contained in EC 9.8215 Partition, Tentative Plan Approval Criteria- General, where the applicant proposes needed housing, as defined by the State statutes, the planning director shall approve or approve with conditions a partition based on compliance with the following criteria:
- (2) The proposed partition complies with all of the following:
    - (j) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

**Section 14.** Subsections (5)(a), (10) and (11)(j) of Section 9.8320 the Eugene Code,

1971, are amended; and subsection (9) of that Section is repealed to provide as follows.

Subsections (10) through (16) of that Section are renumbered to (9) through (15).

- 9.8320**     **Tentative Planned Unit Development Approval Criteria- General.** The hearings official shall approve, approve with conditions, or deny a tentative PUD application with findings and conclusions. Decisions approving an application, or approving with conditions shall be based on compliance with the following criteria:
- (5) The PUD provides safe and adequate transportation systems through

compliance with the following:

- (a) EC 9.6800 through EC 9.6875 Standards for Streets, Alleys, and Other Public Ways (not subject to modifications set forth in subsection (10) below).
- (9) Lots proposed for development with one-family detached dwellings shall comply with EC 9.2790 Solar Lot Standards or as modified according to subsection (10) below.
- (10) The PUD complies with all of the following:
  - (j) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

**Section 15.** Subsection (7)(j) of Section 9.8325 of the Eugene Code, 1971, is amended;

and subsection 13) of that Section is provide as follows:

- 9.8325     Tentative Planned Unit Development Approval Criteria - Needed Housing.** The hearings official shall approve, conditionally approve, or deny the PUD application with findings and conclusions. Unless the applicant elects to use the general criteria contained in EC 9.8320 Tentative Planned Unit Development Approval Criteria - General, where the applicant proposes needed housing, as defined by the State statutes, the hearings official shall approve or approve with conditions a PUD based on compliance with the following criteria:
- (7) The PUD complies with all of the following:
    - (j) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

**Section 16.** Subsection (5)(j) of Section 9.8440 of the Eugene Code, 1971, is amended

to provide as follows:

- 9.8440     Site Review Approval Criteria-General.** The planning director shall approve, conditionally approve, or deny the site review application. Approval or conditional approval shall be based on compliance with the following criteria:
- (5) The proposal complies with all of the following standards:
    - (j) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

**Section 17.** Subsection (4)(j) of Section 9.8445 of the Eugene Code, 1971, is amended

to provide as follows:

- 9.8445     Site Review Approval Criteria- Needed Housing.** The planning director shall approve, conditionally approve, or deny the site review application. Unless the applicant elects to use the general criteria contained in EC 9.8440 Site Review Approval Criteria - General, where the applicant proposes needed housing, as defined by the State statutes, the planning director shall approve or approve with



conditions a site review based on compliance with the following criteria:

(4) The proposal complies with all of the following standards:

- (j) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

**Section 18.** Subsection (10)(h) of Section 9.8515 of the Eugene Code, 1971, is amended

to provide as follows:

**9.8515**     **Subdivision, Tentative Plan Approval Criteria - General.** The planning director shall approve, approve with conditions, or deny a proposed subdivision. Approval, or approval with conditions shall be based on compliance with the following criteria:

(10) The proposed subdivision complies with all of the following unless specifically exempt from compliance through a code provisions applicable to a special area zone or overlay zone:

- (h) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

**Section 19.** Subsection (3)(k) of Section 9.8520 of the Eugene Code, 1971, is amended

to provide as follows:

**9.8520**     **Subdivision, Tentative Plan Approval Criteria- Needed Housing.** The planning director shall approve, conditionally approve, or deny the subdivision application. Unless the applicant elects to use the general criteria contained in EC 9.8515 Subdivision, Tentative Plan Approval Criteria- General, where the applicant proposes needed housing, as defined by the State statutes, the planning director shall approve or approve with conditions a subdivision based on compliance with the following criteria:

(3) The proposed subdivision complies with all of the following, unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:

- (k) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.

**Section 20.** The findings set forth in Exhibit A attached to this Ordinance are adopted as findings in support of this Ordinance.

**Section 21.** The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in

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

**Section 22.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

**Section 23.** Notwithstanding the effective date of Ordinances as provided in the Eugene Charter of 2002, this Ordinance shall become effective on March 1, 2014.

**Passed by the City Council this**

**13th day of January, 2014**

Beth Louest  
City Recorder

**Approved by the Mayor this**

15 day of January, 2014

Kitty Peiray  
Mayor

## Exhibit A to Ordinance No. 20521

**Adoption of Code Amendments:** Eugene Code Section 9.8065 requires that the following criteria be applied to a code amendment:

*(1) The amendments are 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 citizen involvement that insure the opportunity for citizens to be involved in all phases of the planning process and encourage such involvement. The action taken did not amend the citizen involvement program.

Staff notified interested parties, the Lane County Homebuilders, Eugene's Neighborhood Leaders Council, Long Tom Watershed Council, and the Eugene Chamber of Commerce of the proposed stormwater management code amendments and offered to meet with them individually to clarify the proposal and answer questions. To date, no one has asked for additional information.

In an effort to ensure the information and status would be available, staff established a website that holds the proposed amendments, time schedule, and instructions on how to become involved.

The City of Eugene land use code implements Statewide Planning Goal 1 by requiring that notice of the proposed amendments be given and public hearings be held prior to adoption. Consideration of this ordinance will begin with a Eugene Planning Commission work session held on March 25, 2013. On May 14, 2013, a public hearing was held before the Eugene Planning Commission on the proposed amendments. Department of Land Conservation and Development notice, notice to interested parties and newspaper publication was provided for that hearing. The City Council held a duly noticed public hearing on December 9, 2013, to consider approval, modification, or denial of the proposed ordinance. These processes afford ample opportunity for citizen involvement consistent with Goal 1.

The process for adopting the amendments complies with Goal 1 since it is consistent with, and will not change, the City's existing and acknowledged citizen involvement provisions.

*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.*

The Eugene Land Use Code specifies the procedure and criteria that are used in considering these amendments to the code. The record shows that there is an adequate factual base for the amendments.



Goal 2 requires that plans be coordinated with the plans of affected governmental units and that opportunities be provided for review and comment by affected governmental units. 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. These amendments do not affect any other governmental units.

There are no Goal 2 exceptions required for these amendments. Therefore, the amendments are consistent with Goal 2.

Goal 3 - Agricultural Lands. To Preserve Agricultural Lands.

The amendments are for property located within the urban growth boundary and do not affect any land designated for agricultural use. Therefore, Goal 3 does not apply.

Goal 4 - Forest Lands. To conserve forest lands.

The amendments are for property located within the urban growth boundary and do not affect any land designated for forest use. Therefore, 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.*

The amendments do 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, do not allow new uses that could be conflicting uses with a significant Goal 5 resource site and do not amend the acknowledged UGB. 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 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 goal requires that local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

The proposed amendments to Eugene's Stormwater Development Standards are one component of the larger Stormwater Program initiated by the Department of Environmental Quality (DEQ)'s approval of the City's National Pollutant Discharge Elimination System (NPDES) permit. The City's NPDES Stormwater permit, first issued in 1994 by DEQ, and subsequently re-issued in March 2004 and December 2010, includes measures which, in total, fulfill the applicable Clean Water Act requirements for large municipalities over 100,000 in population.

The City's December 2010 NPDES Stormwater permit requires that the City continue to implement their post-construction stormwater pollutant and runoff control program. Additionally, the 2010 permit requires that, by January 1, 2014, the City's program as it applies to new development and redevelopment projects that create or replace 1000 sq. ft. of impervious surface: 1. Incorporate site-specific management practices to mimic natural surface or predevelopment hydrologic functions as much as practicable, optimizing on-site retention; 2. Reduce site specific post-development stormwater runoff volume, duration and rates of discharges to the municipal separate storm sewer system to minimize hydrological and water quality impacts from impervious surfaces; 3. Prioritize and include implementation of Low-Impact Development, Green Infrastructure or equivalent planning, design and construction approaches; and, 4. Capture and treat 80% of the annual average runoff volume, based on a documented local or regional rainfall frequency and intensity.

Current stormwater development standards require locating, designing, constructing, and maintaining stormwater facilities applicable to the development of new and replaced impervious surfaces to reduce pollutants before discharging runoff from the development site to the city's stormwater system and that all stormwater runoff from impervious surfaces be discharged to an approved location. The proposed amendments will further reduce pollutants and mitigate the volume, duration, time of concentration and rate of stormwater runoff to the city stormwater system.

More specifically, the proposed amendments for stormwater management will implement a best management practices (BMP) hierarchy of on-site stormwater management techniques that emphasize and promote Low Impact Development and Green Infrastructure approaches which improve water quality and increase capacity in the city's stormwater system. Low Impact Development and Green Infrastructure approaches emphasize practices that seek to mimic the site's hydrology before development, thereby reducing negative effects of stormwater runoff on nearby rivers, lakes, streams and wetlands.

For the reasons stated above, the amendments are consistent with Goal 6.

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 amendments do not effect the City's restrictions on development in areas subject to natural disasters and hazards. Further, the amendments do not allow for new development that could result in a natural hazard. Therefore, 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 amendments do not affect the City's provisions for recreation areas, facilities or recreational opportunities. Therefore, 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.*

The Administrative Rule for Statewide Planning Goal 9 (OAR 660, Division 9) requires cities to evaluate the supply and demand of commercial land relative to community economic objectives. The City's Industrial Lands Inventory is acknowledged for compliance with the requirements of Goal 9 and its Administrative Rule.

The amendments do not impact the supply of industrial or commercial lands. Therefore, the amendments are consistent with Goal 9.

The stormwater development standards do not render any property unusable for commercial or industrial uses. The amendments prioritize the selection of stormwater quality facilities in the following order: infiltration, filtration, off-site stormwater quality management. Applicants that do not have sufficient land to install infiltration or filtration facilities can provide off-site stormwater quality management by contributing to the public off-site stormwater quality facilities through the payment of a higher stormwater system development charge (SDC) adopted as part of the City's system development charge methodology. Payment of a higher SDC to fund off-site stormwater quality management capital projects in lieu of constructing private on-site infiltration and filtration facilities does not restrict any buildable land area. An applicant demonstrates insufficient land area by submitting a report setting forth the required size of the smallest infiltration or filtration facility needed for the development's impervious surface area and a site plan demonstrating that an approved infiltration or filtration facility cannot be located on the development site without reducing the size



of the proposed development which is otherwise consistent with all other applicable lot and development standards.

Considering this provision in the stormwater development standards, the application of these amendments to a property zoned and designated for commercial or industrial use will not result in a diminution in the area's supply of commercial or industrial land. Additionally, the code provisions allowing an applicant to adjust some of the standards are not being amended. Therefore, these amendments are consistent with Goal 9.

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

The amendments do not impact the supply of residential lands. Therefore, the amendments are consistent with Goal 10. The stormwater development standards do not render any property unusable for residential uses. As noted above, while the amendments prioritize infiltration and filtration stormwater quality facilities over off-site stormwater quality management, applicants demonstrating insufficient land area for use of the infiltration and filtration options can pay a higher SDC to fund public off-site facilities in lieu of constructing an on-site treatment facility. An applicant demonstrates insufficient land area by submitting a report setting forth the required size of the smallest infiltration or filtration facility needed for the development's impervious surface area and a site plan demonstrating that an approved infiltration or filtration facility cannot be located on the development site without reducing the size of the proposed development which is otherwise consistent with all other applicable lot and development standards.

Considering this provision in the stormwater development standards, the application of these regulations to a property zoned and designated for residential use will not result in a diminution in the area's supply of residential land. Therefore, these amendments are consistent with Goal 10.

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

The Eugene-Springfield metropolitan area has an acknowledged Public Facilities and Services Plan (PFSP). The PFSP describes the public stormwater facilities necessary to support that land uses designated in the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) within the urban growth boundary. These amendments are consistent with the adopted Eugene-Springfield Metro Area PFSP. Further, these amendments do not effect the City's provision of any public facilities and services, including stormwater facilities and services. Therefore, Goal 11 does not apply.

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

Goal 12 is implemented through the Transportation Planning Rule (TPR). The Eugene-Springfield Metropolitan Area Transportation Plan (TransPlan) provides the regional policy framework through which the TPR is enacted at the local level.

The Transportation Planning Rule (OAR 660-012-0060) states that land use changes that significantly affect a transportation facility shall require mitigation measures to address the anticipated impacts. The rule states that:

(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.

Adoption of these amendments will not change the functional classification of an existing or planned transportation facility. Nor will it change standards implementing a functional classification system. Further, it will not allow types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility or reduce the performance standards of any facility. Therefore, Goal 12 is not implicated by these amendments.

Goal 13 - Energy Conservation. To conserve energy.

The amendments do not impact energy conservation. Therefore, Goal 13 does not apply.

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

The amendments do not affect the City's provisions regarding the transition of land from rural to urban uses. Therefore, 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 Willamette River Greenway area within the Eugene Urban Growth Boundary is governed by existing local provisions which have been acknowledged as complying with Goal 15. Those provisions are unchanged by these amendments. Therefore, Goal 15 does not apply.

Goals 16 - 19. *Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean resources.*

These Statewide Planning Goals do not apply to the actions taken.

***(2) The amendments are consistent with applicable provisions of the Metro Plan and applicable adopted refinement plans.***

The proposed code amendments add regulations to the Land Use Code with the intent of protecting life and property from flood and drainage hazards, reducing the impacts that urbanization is having on the City's water quality, and protecting waterways from erosive affects of increases in stormwater runoff. Additionally, the proposed code amendments refine the City's current stormwater management code provisions in an effort to further reduce pollutant loading to receiving waters from developed areas. The proposed amendments require development applicants to select stormwater quality facilities from the Stormwater Management Manual based on the following priority order: infiltration, filtration, off-site stormwater quality management. Each of these priorities is described below:

**1. Infiltration:** On-site infiltration facilities (*i.e.* stormwater planters and rain gardens) reduce pollutants and mitigate the volume, duration, and time of concentration and rate of stormwater runoff.

**2. Filtration:** On-site filtration facilities (*i.e.* stormwater planters, rain gardens, vegetative and grassy swales, and filter strips) reduce pollutants and mitigate a portion of the volume, duration, and time of concentration and rate of stormwater runoff.

**3. Off-Site Stormwater Quality Management:** Public off-site infiltration and filtration treatment facilities designed and constructed utilizing stormwater system development charges collected from development applications that are not able to construct private infiltration or filtration due to site constraints.



Prioritizing the available stormwater quality facilities in a hierarchical order in which infiltration and filtration are prioritized above off-site stormwater quality management, while still allowing off-site treatment when site conditions or the desired development of the site renders infiltration and filtration facilities impractical will: (1) facilitate (and encourages) a development's incorporation of site-specific management practices that mimic natural surface or predevelopment hydrological functions as much as practicable, optimizing on-site retention based on site conditions; (2) result in reduced site specific post-development stormwater runoff, volume, duration and rates of discharge to the municipal separate storm sewer system (MS4), thereby minimizing hydrological and water quality impacts from impervious surface; (3) encourage and facilitate the applicable and practical uses of low-impact-development or green infrastructure, while allowing other stormwater quality management techniques then use of these approaches is impractical; (4) further the intent to capture and treat 80% of the annual average runoff volume; and, (5) encourage design and implementation techniques intended to minimize impervious surfaces and reduces stormwater runoff.

- Metro Plan Policies - The above-described stormwater development standards are consistent with the following Metro Plan Policies:

**Environmental Resources Element:**

*18. Local governments shall develop plans and programs which carefully manage development on hillsides and in water bodies, and restrict development in wetlands in order to protect the scenic quality, surface water and groundwater quality, forest values, vegetation, and wildlife values of those areas.*

*21. Local government shall continue to monitor, to plan for, and to enforce applicable air and water quality standards and shall cooperate in meeting applicable federal, state, and local air and water quality standards.*

*25. Eugene shall maintain and improve and Springfield shall adopt hillside development regulations.*

**Public Facilities and Services Element - Services to Development Within the Urban Growth Boundary: Stormwater**

*G.13 Improve surface and ground water quality and quantity in the metropolitan area by developing regulations or instituting programs for stormwater to:*

- a. Increase public awareness of techniques and practices private individuals can employ to help correct water quality and quantity problems;*
- b. Improve management of industrial and commercial operations to reduce negative water quality and quantity impacts;*
- c. Regulate site planning for new development and construction to better manage pre- and post-construction storm runoff, including erosion, velocity, pollutant loading, and drainage;*
- d. Increase storage and retention and natural infiltration of storm runoff to lower and delay peak storm flows and to settle out pollutants prior to discharge into regulated waterways;*

- e. *Require on-site contracts and development standards, as practical, to reduce off-site impacts from stormwater runoff;*
- f. *Use natural and simple mechanical treatment systems to provide treatment for potentially contaminated runoff waters;*
- g. *Reduce street-related water quality and quantity problems;*
- h. *Regulate use and require containment and/or pretreatment of toxic substances;*
- i. *Include containment measures in site review standards to minimize the effects of chemical and petroleum spills; and*
- j. *Consider impacts to ground water quality in the design and location of dry well.*

G.14 *Implement changes to stormwater facilities and management practices to reduce the presence of pollutants regulated under the Clean Water Act and to address the requirements of the Endangered Species Act.*

G.15 *Consider wellhead protection areas and surface water supplies when planning stormwater facilities.*

G.16 *Manage or enhance waterways and open stormwater systems to reduce water quality impacts from runoff to improve stormwater conveyance.*

G.17 *Include measures in local land development regulations that minimize the amount of impervious surface in new development in a manner that reduces stormwater pollution, reduces the negative affects from increases in runoff, and is compatible with Metro Plan policies.*

- Refinement Plan Policies – The above-described stormwater development standards are consistent with following refinement plan policies:

#### **Comprehensive Stormwater Management Plan Policies:**

1.1 *Incorporate the beneficial functions (flood control, stormwater conveyance, water quality treatment) of natural resources into the city's storm drainage system.*

1.2 *Maintain flood control, drainage, and water quality treatment capacities along the city's stormwater conveyance corridors while protecting and enhancing the health, diversity and continuity for wildlife habitat, native vegetation, and endangered species.*

1.6 *Balance the operational needs of managing natural resource and wildlife habitat areas against any associated nuisance conditions that may result.*

1.8 *Evaluate the effectiveness and appropriateness of a variety of surface water management facilities for meeting the multiple objectives of this plan.*

2.1 *Meet or exceed federal flood hazard requirements.*

- 2.2 *Protect adjoining land uses from flood and drainage hazards.*
- 2.3 *Maximize the capacity of existing stormwater facilities especially where deficiencies exist by encouraging the use of techniques that lower and slow the rate of stormwater runoff.*
- 3.1 *Meet or exceed federal and state stormwater quality requirements especially where they conform with existing local policy.*
- 3.3 *Reduce stormwater pollution associated with new construction and development, soil erosion, improper use of stormwater facilities, and city operations and maintenance practices.*
- 3.4 *Evaluate the effectiveness of stormwater quality management measures.*
- 4.1 *Maintain the stormwater system through techniques and practices that balance flood control, drainage services, water quality, and natural resource protection needs.*

**Willakenzie Area Plan Policies, Public Facilities and Services Element – Natural Drainage:**

- 1 *Encourage development practices that reduce the need for construction of an extensive subsurface storm sewer system.*
- 2. *Encourage growth and development patterns that are compatible with natural features and discourage the alteration of natural features. Relocation of natural drainage features may be considered as an alternative to replacement with a closed pipe system.*
- 3. *Encourage measures that will improve the quality the storm-water runoff discharge into local waterways.*
- (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 proposed amendments do not establish a special area zone. Therefore, this criterion does not apply to these amendments.





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