



# Special Event Permit

City Council Meeting

March 27, 2024



# Current Permits

Sound Permit: Sound heard over 200 feet (AMC 5.08.120, 7.08.050, 7.08.052)

Road Closure Permit: Obstruct or make use of public street (AMC 13.32.020, 13.33)

Vendor Permit: Offering items for sale or exposure (AMC 7.28.230)

Alcohol Permit: Use and/or sale of alcoholic beverages (AMC 7.28.104, 7.28.108)

*Increasingly more requests for special events on City-owned property.*

*Increased complexity and staff resources needed to address requests.*



# Special Event Permits

Small Special Event: 75- 199 attendees

Large Special Event/Parade: 200+ attendees

Events smaller than 75 people will still use the Road Closure/Noise Permit as applicable.

Gain additional information on event logistics/planning/communication.

Reviewed by Police, Fire, Community Development, Public Works, Finance, City Manager's Office, and Parks & Recreation.

More in line with other municipalities regarding information gathered and fees.





# Updating Permitting Fees

Permit Type	New/Updated Fee	Old Fee	Notes
Sound Permit	\$25	\$15	1-74 attendees
Road Closure Permit	\$25	\$15	1-74 attendees
Small Special Event Permit	\$75	-----	75-199 attendees
Large Special Event/ Parade Permit	\$125	-----	200+ attendees
Vendor Permit	\$50/\$25 (non-profit)	\$50/\$25 (non-profit)	
Alcohol Permit	\$25	\$25	

*\* New fees will go into effect on April 26, 2024*





# Impacted AMC – Special Events

7.28.230 Merchandising, advertising and signs (Public Peace, Morals, and Safety)

7.68.010 Obstructing passageways

13.33.010 Permit required (Vehicles and Traffic)

13.33.020 Application



# Impacted AMC- General Clean-up

7.28.010 Definitions (Public Peace, Morals and Safety)

7.28.065 Public docks- Prohibitions

7.28.104 Intoxicating beverages- Special privilege- Issuance authority

7.28.108 Intoxicating beverages- Special privilege- Conditions

7.28.250 Reservation of park facilities- Obtaining a permit

7.28.260 Standards of issuance

14.08.010 Permit (Streets and Sidewalks)

14.08.020 Application



# Questions?



# MUPTÉ

## Multi-Unit Property Tax Exemption

Initial Program Overview

March 27, 2024





# Overview

Tool designed to incentivize housing development and vibrant mixed-use centers supported by transit

- Enabled by Oregon Revised Statutes 307.600 Sections 307.637
- Recommended strategy in the city's Housing Implementation Plan, Housing Needs Analysis, Albany Comprehensive Plan
- Requested by housing development community

# Eligibility Criteria

- Location
- Number of units
- Type of project
- Construction timeline
- Financial review
- Public benefit





# Eligibility Criteria

## LOCATION

- Within mixed-use zone or core area

and/or

- Within a quarter mile of fixed route transit service

## NUMBER OF UNITS

- Minimum of 5 dwelling units

## TYPE OF PROJECT

- New, additional, or converted multi-unit housing projects
- Commercial portion of project if it meets public benefit criteria



# Eligibility Criteria

## CONSTRUCTION TIMELINE

- Within 3-5 years of application
- All work completed by January 1, 2032

## FINANCIAL REVIEW

- Demonstrates that the project would not be feasible without property tax exemption



# Public Benefit – Affordable Housing

Projects must include either option below:

- Affordable housing units (i.e., no more than 30% of household income is spent on housing costs) within the project

or

- Make an "in-lieu-of" payment to be used by the city to facilitate affordable housing elsewhere





# Additional Public Benefits

- Placemaking, open, and active spaces
- Public parking within the downtown core
- Childcare facilities
- Common meeting rooms
- Transit amenities
- Economic opportunities or catalytic effect
- Local labor, materials, or ownership
- Service or commercial uses not otherwise available
- Accessible units beyond code requirements
- Energy efficiency/green building
- Development or redevelopment of underutilized or blighted property



# Process

- Eligibility Meeting
- Application and Fee
- Review and Decision
- Reporting
- Compliance



# Return on Investment- Eugene Example

- 50-unit project
- Without development: \$3,300 in tax revenue
- With development: \$262,000 in tax revenue the first year
- Over 20-year period, project will generate more than 7.5x tax revenue per acre as compared to single-dwelling development, even with 10-year tax exemption



# Next Steps

- Finalize program guidelines and materials
- Feedback from developers and affordable housing stakeholders
- Engagement with overlapping taxing districts
- Approval and adoption
- Implementation