



Public Health Overlay Zones

26 September 2022
City Council Work Session
Lydia Bishop, Building and Permit Services Director,
Allie Camp, Development Investment Liaison,
Alissa Hansen, Planning Director

1

Today's work session

- Review the concept of a public health overlay zone in other communities
- Discuss Eugene's local code
- Review criteria considerations and local policy framework
- Cover benefits and drawbacks
- Questions/discussion

2



3

Review of City role

Existing Policies, Programs, Authority

- LRAPA Board
- Toxics Right-to-Know Program
- Zoning and land use code
- Other local codes
- Plans and permits
- Monitoring
- Information and Education
- Lobbying and advocacy

4

More broadly, in other communities

- Newark, New Jersey
 - Focus on industrial legacy of the disproportionate siting of polluting facilities
- Los Angeles County, California
 - Enhance public health in unincorporated communities that bear a disproportionate pollution burden
- Minneapolis, Minnesota
 - Address impacts of pollution, racial, political, and economic marginalization in selected neighborhoods

5

Land Use Tools

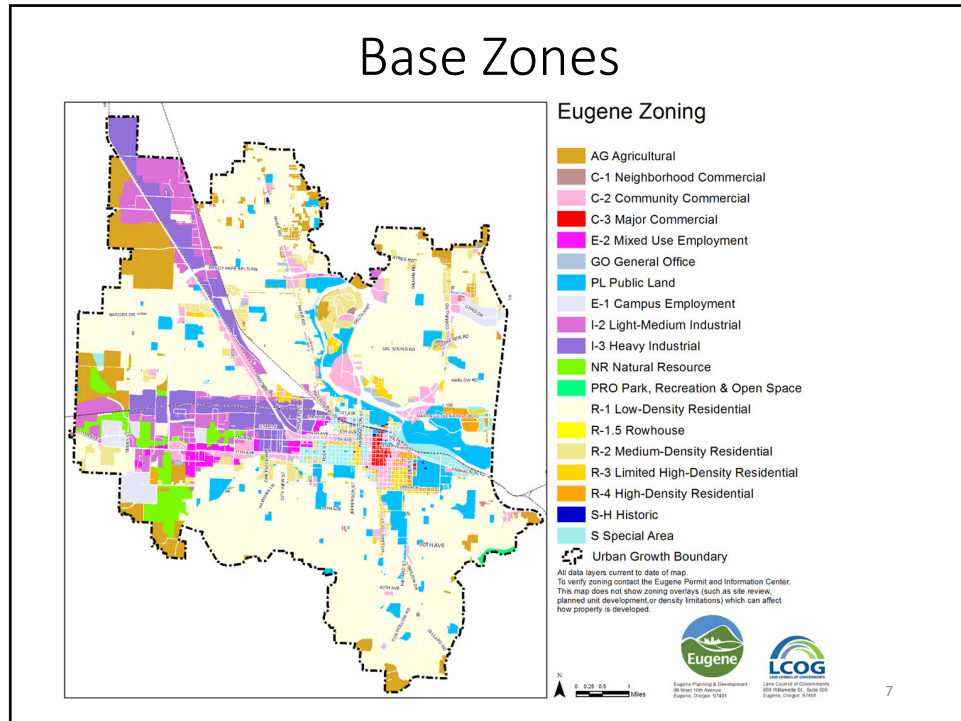
Eugene Code Chapter 9 can address

- Setbacks
- Buffers
- Solid wall/enclosure standards
- Landscaping requirements
- Limiting or banning uses

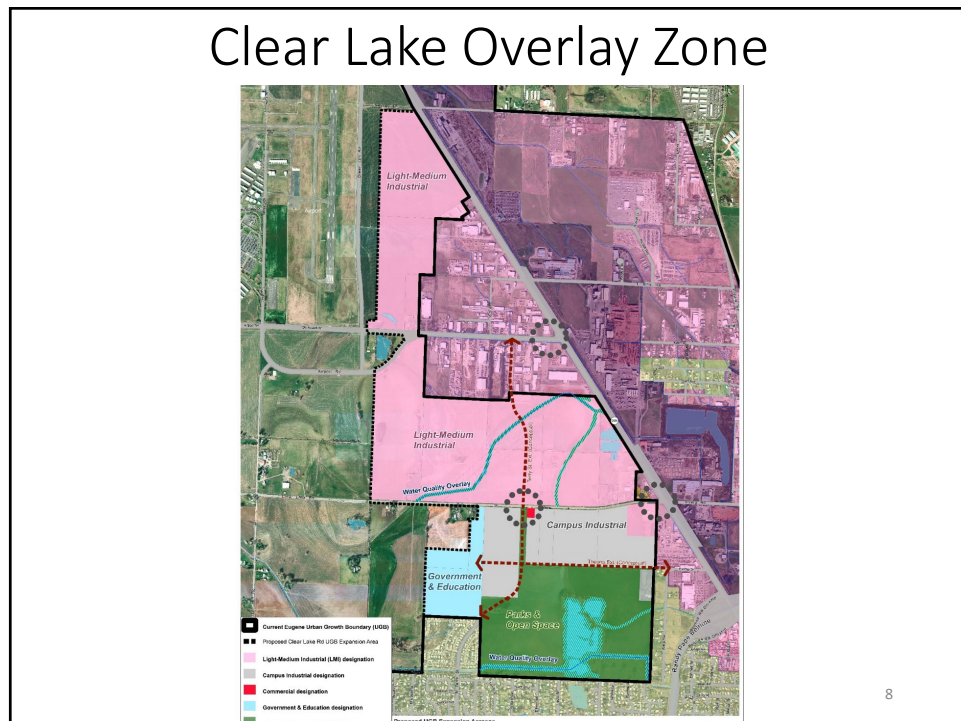
Application of tools can vary

- Geographically
- By base zone
- By overlay zone
- By use

6



7



8

Other Local Code Tools

- Chapter 3- Business Regulations and Taxation
- Chapter 4- Offenses
- Chapter 6- Environment and Health
- Chapter 8- Structural

9



Site visit-
industrial uses

10

10



Site visit- lower intensity uses

11

11

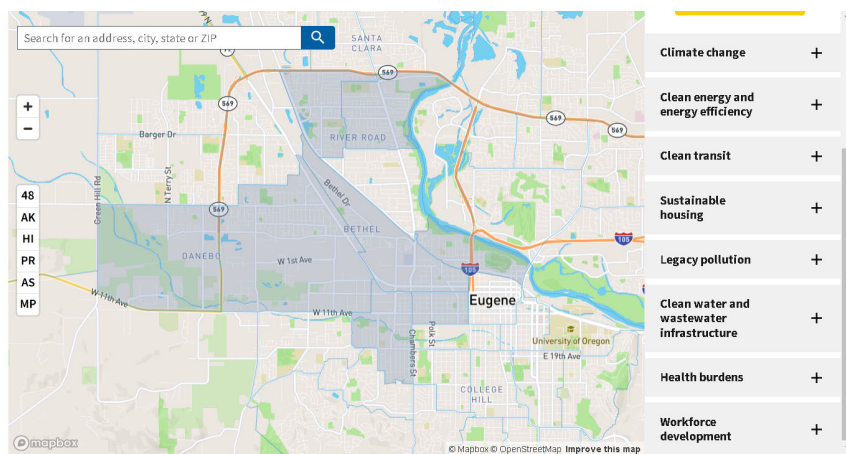
Criteria used in other communities

- Areas that experience...
 - Increased pollution
 - Increased public health impacts
 - Marginalized community circumstances
 - Equity needs

12

12

Criteria used in other communities, exemplified



<https://screeningtool.geoplatform.gov/>

13

13

Criteria used in other communities, exemplified

Figure 35: Percent people of color by census tract

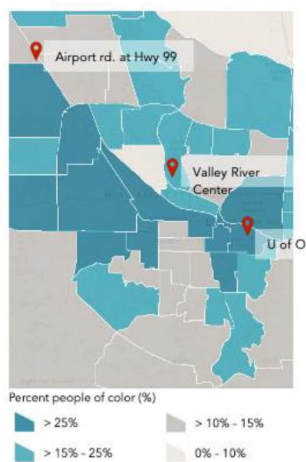
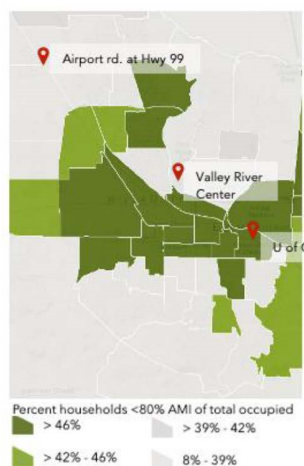


Figure 36: Percent low-income households by census tract



14

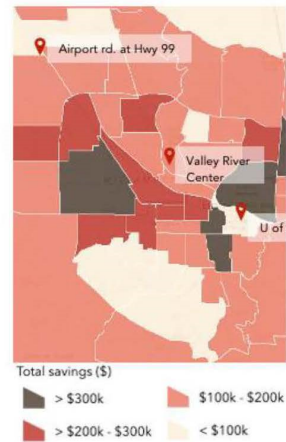
14

Criteria used in other communities, exemplified

Figure 37: Census tracts experiencing energy cost risk based on Energy Use Intensity, income, and racial makeup

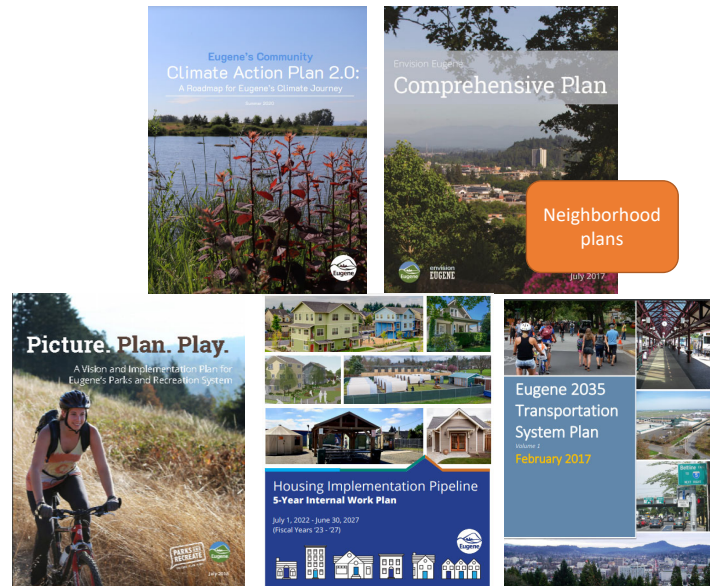


Figure 38: Cost-effective energy savings in low-income housing



15

Local policy landscape



16

16

Benefits and Drawbacks

- Improved health/equity for community residents,
- Consistency with existing policy foundation,
- Local code tools including land use and others within City of Eugene regulatory role,
- Connection to other Council conversations.
- Increase in regulations for industry and businesses,
- Existing, nonconforming uses,
- Complex implementation with broad scope,
- Capacity amidst state legislation.

17

17

Questions & Discussion



18

18