

envision
EUGENE

CLEAR & OBJECTIVE HOUSING APPROVAL CRITERIA UPDATE



Upcoming Public Hearing on Land Use Code Amendments

City Council Work Session
March 8, 2021



Context: State Level

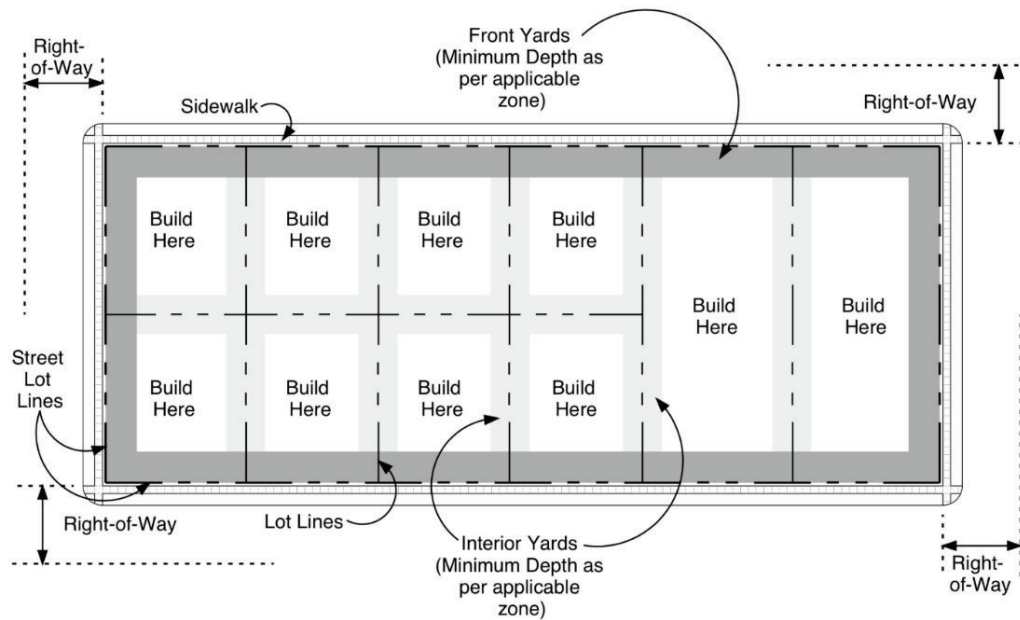
Statewide Planning Goal 10

To provide for the housing needs of citizens of the state.

Clear and Objective Requirement

Entitlement to clear and objective approval standards that can't discourage housing through unreasonable cost or delay.





Clear & Objective means *measurable*



Housing Tools and Strategies



Context: Local Level

Housing Supply and Affordability



Land Use Process → Buildable Lot → Building Permit → New Housing

(The Clear & Objective Amendments will make it faster/easier to get through the land use processes required BEFORE a building permit can be obtained.)

Eugene's Two Tracks for Land Use Applications

Discretionary

The 'General' track for non-housing applications or developer's choice
Provides more flexibility
Subjective criteria allowed

Clear & Objective

Only for housing applications
Must have 'clear and objective' standards and procedures
May not cause 'unreasonable cost or delay'

PROJECT GOALS

- Mitigate barriers to housing
- Increase efficiency and predictability
- Effectively address development impacts

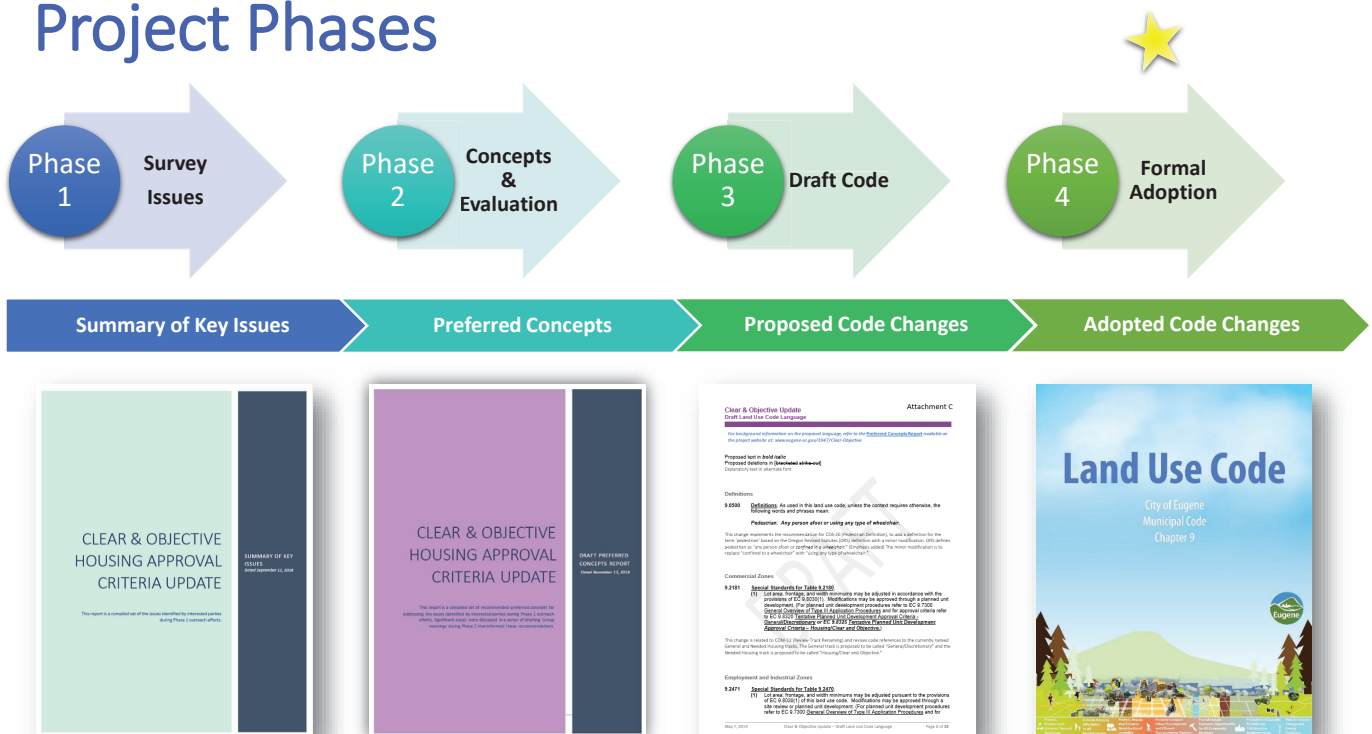
Eugene is growing



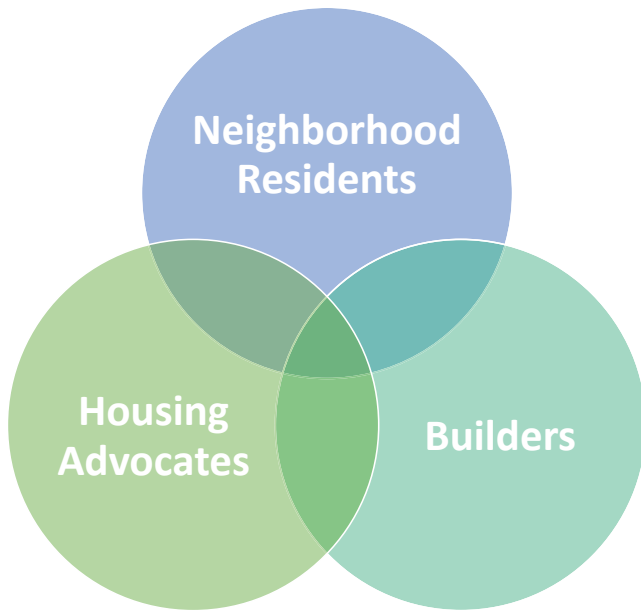
34,000 >> 15,000 New Homes Needed
Expected between 2012-2032



Project Phases



Community Stakeholders



Home Builders Association of Lane County
Neighborhood associations and residents
Housing developers (both single- and multi-family; market rate and affordable)
Chamber of Commerce
1000 Friends of Oregon
Local land use consultants
Subsidized housing providers (St. Vincent DePaul, DevNW, Homes for Good, Cornerstone, etc.)
Transportation advocates
Eugene Realtors Association
WE CAN (Walkable Eugene Citizens Advisory Network)
Better Housing Together

OUTREACH

If you are unable to attend the meetings but would like **be involved!** Below are links to meeting materials (vid and the online survey component. Click [here](#) for the Working Group Schedule of Issues.

Click to explore our [webmap tool!](#)

Working Group 1 - September 13, 2018

Online Survey:

- [Generating Concepts \(Survey 1\)](#) (the [Summary of Key Issues Report](#) and the meeting video will be helpful when completing the survey)

Presentation Slides:

- [Background](#)
- [Emergency Response - COS-08, COS-14](#)
- [Process for Site Review, Conditional Use Permits, and Planned Unit Developments - COS-12, COS-09, and COS-16](#)

Meeting Summary:

- [Working Group 1 Summary](#)

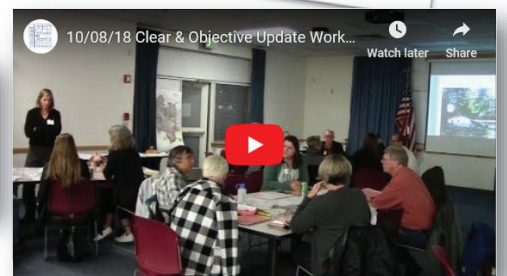


Housing Tools and Strategies

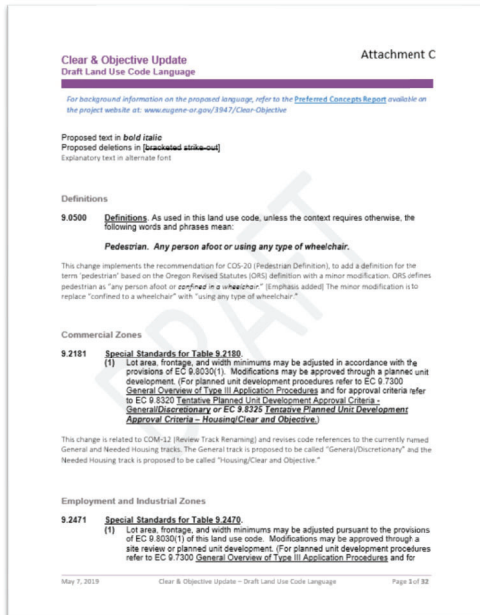
Progress

The Housing Tools and Strategies team provides quarterly updates to City Council on progress of the items within the Action Inventory.

Stay Informed



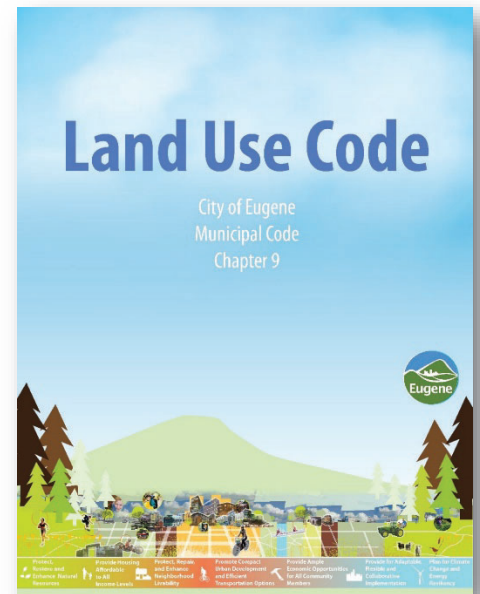
Project Website: www.eugene-or.gov/3947/Clear-Objective



May 2019, Council reviewed the draft amendments and passed a motion directing staff to begin formal adoption after returning to Planning Commission.

Phase 4

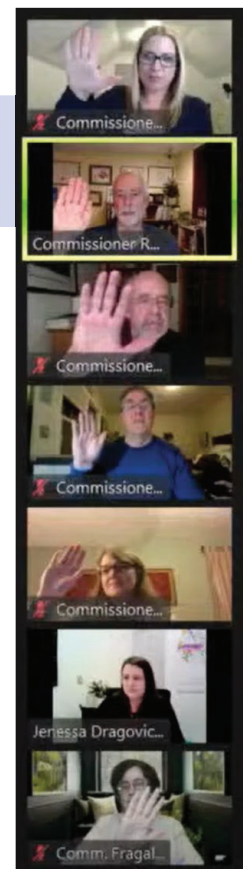
Formal Adoption



Formal Adoption

Process Steps:

- ✓ Planning Commission Public Hearing (October)
- ✓ Planning Commission Deliberations (November – February)
- ✓ Planning Commission Recommendation (February)
- ❑ City Council Public Hearing (Tonight!)
- ❑ City Council Action (April)



Proposed Amendments

Maintenance



Significant



79 Changes

45 Sections

1 Figure

1 Map

Proposed Maintenance Amendments



Maintenance Items

These require only maintenance-level code revisions that are relatively straightforward and represent procedural changes and changes to create consistency with:

- the discretionary review tracks (where appropriate)
- other sections of the land use code
- State law
- past legal decisions

Proposed Maintenance Amendments



- Needed Housing Criterion
- Review Track Renaming
- Applicable Standards Reference for Conditional Uses
- Bonding Requirement
- Overlay Zone Standards
- Planned Unit Development Adjustment/Modification
- Access Management Requirement
- Natural Resource Protection Requirement
- Solar Lot Standards
- Concurrent Review Option
- Site Review Street Standards
- Duplicate Neighborhood/Applicant Meeting
- Off-Site Bike/Pedestrian Connections
- Public Open Space Connections
- 19-Lot Rule Removal

Proposed Significant Amendments



These included items that raised potential policy implications and required more consultation and involvement with stakeholders, the public, Planning Commission and City Council.



Trees



Grading



Open Space



Slide Risk



Compatibility



Proposed Significant Amendments



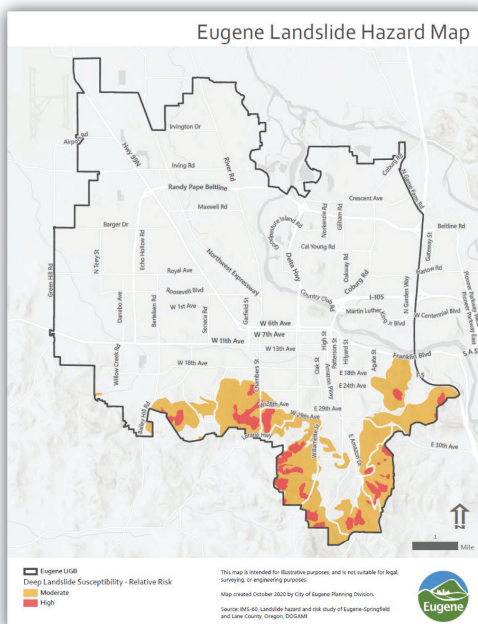
Compatibility

Transition Standards (New Code Section + Figure)

- Conditional Uses
- Site Reviews
- Planned Unit Developments



Proposed Significant Amendments



Geotechnical/Slopes

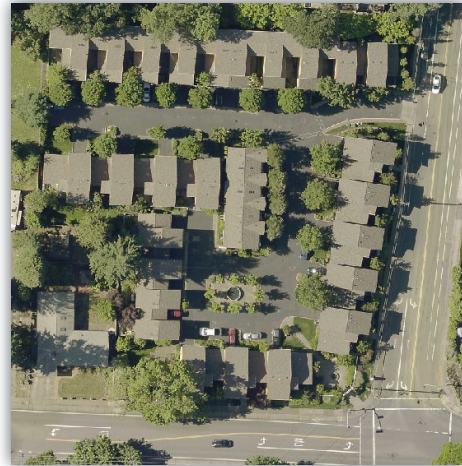
- Geotechnical Requirements
 - Eugene Landslide Hazard Map (New)
- Remove 20 Percent Slope Grading Prohibition

Proposed Significant Amendments

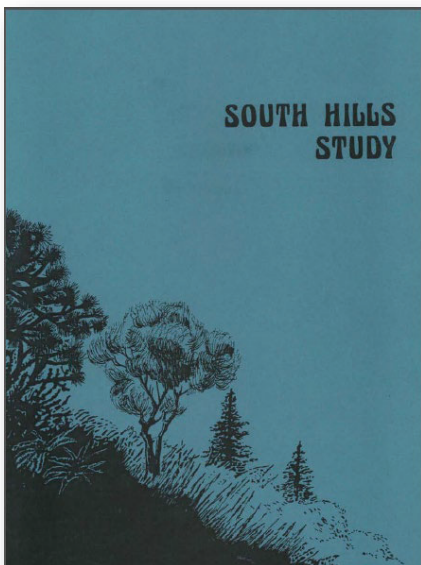


Street Standards Modifications

- Clear & Objective Exceptions
- Adjustment Review Option



Proposed Significant Amendments



Planned Unit Development Requirements

- Open Space Requirements
 - One-Acre On-Site Open Space
 - 40 Percent Open Space
- Limitation Over 900 Feet Elevation
- Ridgeline Setback

Proposed Significant Amendments



Tree Preservation Requirements

- Revise existing tree preservation and removal standards
- Revise Adjustment Review criteria
- Partition Tree Preservation

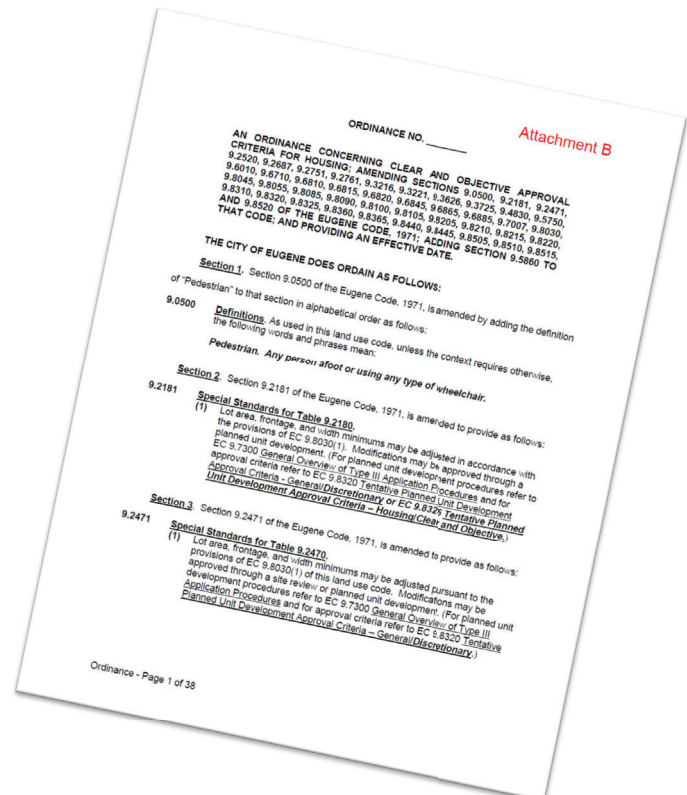


Next Steps

City Council

April 2021:

Possible action to adopt Ordinance and set an effective date.



Questions?

