



JOINT WORK SESSION

CITY COUNCIL & PLANNING COMMISSION

October 18, 2021

Overview

- Planning Commission Purpose & Role
- Planning Work Plan
- Middle Housing Project



Planning Commission Purpose & Role

- Purpose - Engage our community and support City Council in making important land use decisions

- Role
 - ▣ Make recommendations on **legislative** actions
 - ▣ Make **quasi-judicial** land use decisions
 - ▣ Serve as Eugene's **Citizen Involvement Committee**



Citizen Involvement Committee

- Required under Statewide Planning Goal #1 – Citizen Involvement
- Promotes public engagement in planning
- Reviews and approves public involvement plans
- Assists with implementation



FY21 Planning Commission

- 41 Meetings
- Over 1,000 volunteer hours
- Subcommittees/Resource Groups



PLANNING WORK PLAN

Work Plan

- Ongoing
- Land Use
- Envision Eugene Implementation



Eugene Planning Division

DRAFT 2021- 2023 Work Plan

	2021	2022	2023
Ongoing Programs & Projects			
Board/Commission Support (Planning Commission, Historic Review, Hearings Official, EE Technical Advisory Comm.)			
Regional and State Coordination (legislative review, rulemaking, reporting)			
Interdepartmental Coordination (flood plain, equity, Santa Clara Station property, Climate Action Plan)			
Transportation Planning Support (Moving Ahead, transportation demand management, street standards)			
Housing Planning Coordination (Housing Implementation Pipelines, pre-approved accessory dwelling plans)			
Urban & Community Design Support (public & private projects)			
City Council/Manager Assignments			
General Communication/Public Outreach			
Growth Monitoring Program/Annual Reporting ^c & ^s			
Land Use Code/Plan Implementation			
Land Use Application Review/Project Management ^s			
Land Use Project Assistance & Facilitation			
Historic Preservation Program ^s			
Annual Code Maintenance Program (clean ups, corrections, legal updates)			
Envision Eugene Implementation			
Active Projects			
Area Planning: River Road/Santa Clara Neighborhood Plan ^c			
Middle Housing Code Amendments ^s (HB 2001 Implementation)			
Urban Reserves Planning Adoption Process ^c			
Growth Monitoring Program Development ^c			
Clear & Objective Housing Code Amendment ^c			
Commercial Setbacks Code Amendment ^c			
Clear Lake Implementation (strategy for infrastructure)			
On Deck Projects (To begin after completion of Active Projects)			
Climate Friendly & Equitable Communities Rulemaking Implementation ^s			
Urban Growth Boundary Analysis ^s (state deadline for housing: December 2026)			
Comprehensive Plan: Parcel-Specific Land Use Map			
Comprehensive Plan: Housing and Compact Development Chapters			
Area Planning: University Area Neighborhood Plan ^c			
Area Planning: Bethel Neighborhood Plan ^c			
Clear Lake Local Wetland Inventory Adoption ^s			

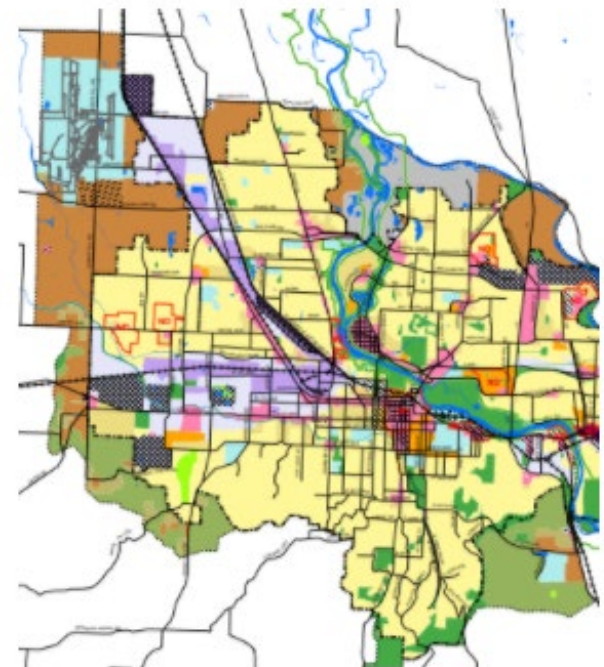
^c = Timing dependencies, e.g. completion of other work

Planning Team



Land Use Code/Plan Implementation

- FY21 = 299 applications submitted
- Council Decisions
 - ▣ Annexations
 - ▣ Street & alley vacations
 - ▣ Metro Plan/Refinement Plan Amendments
 - ▣ Land Use Code Amendments



Envision Eugene

State Mandate

- Create Eugene-specific urban growth boundary that accommodates projected 20-year population and job growth

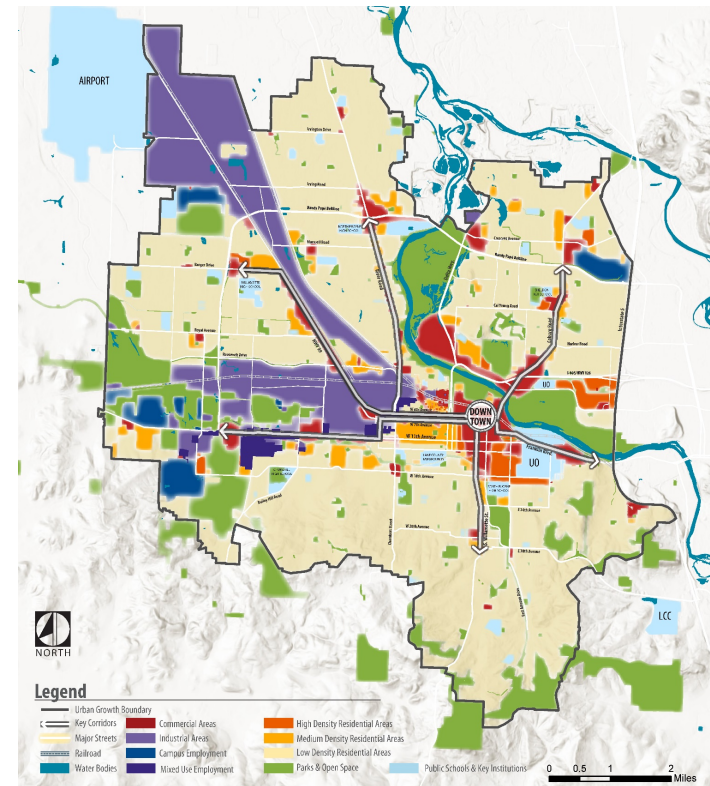
Local Opportunity

- Discover a 20+year community vision



7 Pillars & Community Vision

- Provide ample **economic opportunities** for all community members
- Provide **housing affordable** to all income levels
- Plan for **climate change and energy resiliency**
- Promote **compact urban development** and **efficient transportation options**
- Protect, repair, and enhance **community livability**
- Protect, restore, and enhance **natural resources**
- Provide for **adaptable, flexible, and collaborative implementation**



Community Vision
for Homes, Jobs, Parks & Schools



Map is not tax lot specific and is for illustrative purposes only.



Active Projects

- Urban Reserves Planning
- River Road/Santa Clara Neighborhood Plan
- Growth Monitoring
- Middle Housing (HB 2001)



Upcoming Projects

State Mandates

- Climate Friendly & Equitable Communities Rule Implementation
- Housing Capacity & UGB Analysis
- Housing Production Strategy

Local Projects

- Envision Eugene Comprehensive Plan:
 - Housing + Compact Development Chapters
 - Parcel Specific Land Use Map
- University Area Neighborhood Planning
- Bethel Area Neighborhood Planning



Collaboration Projects

- Housing Implementation Pipeline
- Infrastructure Planning
- Transportation Planning
- CAP 2.0 Implementation



MIDDLE HOUSING (HB 2001)

Middle Housing Code Amendments

Project Goals

- ❑ Comply with House Bill 2001
- ❑ Enable housing availability & diversity of type
- ❑ Further on-going housing work aimed at addressing equity and affordability



House Bill 2001

No later than June 30, 2022,
the City of Eugene must allow:

- A duplex on each lot or parcel in residential zones within the City that allow detached single dwellings.
- Triplexes, quadplexes, cottage clusters, and townhouses in residential zones that allow detached single dwellings (but not necessarily on every lot or parcel).





Middle Housing Implementation Project Timeline

Summer 2020

Fall 2020 - Winter 2021

Spring 2021 - Fall 2021

Winter - Spring 2022

Phase
1

Public
Involvement
Plan/Approach

Phase
2

Design and
Code Concepts

Phase
3

Code Writing

Phase
4

Adoption
Process



Public Involvement Activities



MIDDLE HOUSING
CODE AMENDMENTS

Expanding housing options for Eugene

OUTREACH

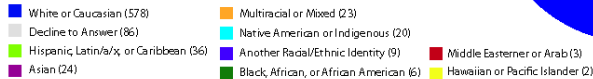
by the
NUMBERS

This graphic covers outreach between September 2020 - June 2021

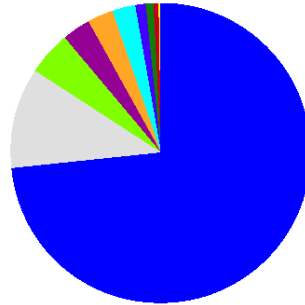
SURVEY RESPONSES

741 730 in English
11 in Spanish

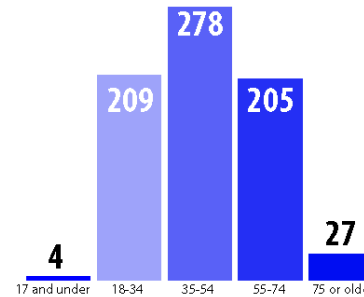
- Responses from all 8 Wards and unincorporated areas
- People who rent and own their homes
- Community members of all ages
- Black, Indigenous, and other People of Color (BIPOC)



RESPONDENTS: DIVERSITY



AGE GROUP



HOUSING



79

GROUP PARTICIPANTS

- Board & Commissions RoundTable (6)
- Local Partners RoundTable (8)
- Equity RoundTable (7)
- Developer Focus Group (20)
- Healthy Democracy Panel (29)
- Healthy Democracy Steering Committee (9)

37 Total
Group
Meetings



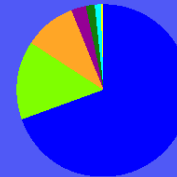
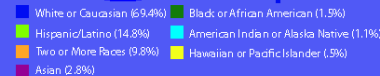
**Planning Commission
and City Council Updates 17**

* For more information on the Healthy Democracy Panel and Middle Housing Outreach please see: healthydemocracy.org/lsp/eugene | eugene-or.gov/middlehousing

29

HEALTHY
DEMOCRACY
PANEL
PARTICIPANTS

THE PANEL REFLECTED THE DIVERSITY OF THE COMMUNITY
The panel was selected using 4J school district demographics*



20
Expert Presenters



7 EQUITY
ROUNDTABLE

Groups and Non-Profit
Organizations Participated
Representing BIPOC, LBGTQ,
Low Income and People
with Disabilities

SOCIAL MEDIA

Facebook + 5 Facebook Live Videos
Instagram @EUGPlanning

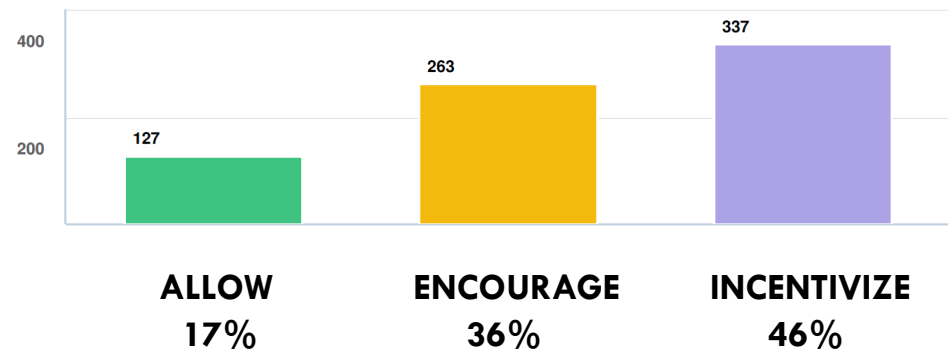


Outreach Results

- Equity RoundTable
- Healthy Democracy Panel
- Community Survey:

- **Overall Code Approach**

- **82%** beyond the minimum standards

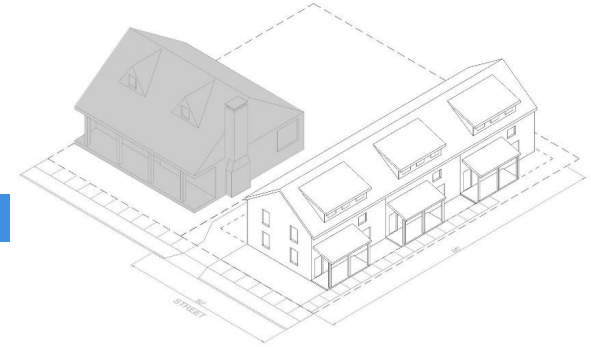


Middle Housing Engagement Themes

- Focus on equity and inclusion as code choices are made
- Encourage and incentivize middle housing across the community
- Near transit routes, encourage compact development by reducing parking requirements
- Pursue incentives and programs beyond the code as part of our ongoing housing work



Middle Housing Topics



Minimum Standards Summary

Duplex Standards

Triplex Standards

Fourplex Standards

Townhouse Standards

Cottage Cluster Standards

Parking Reductions

Lot Size Reductions

Special Area Zones

Tree Preservation

Middle Housing Lot Divisions





Duplex Standards

	Minimum Standard	Model Code	Proposed R-1 Standard
Minimum Lot Size	Cannot be greater than the minimum lot size required for a single detached dwelling.	Cannot be greater than the minimum lot size required for a single detached dwelling.	2,250 square feet, less than the minimum lot size for a single detached dwelling, which is 4,500 square feet

Middle Housing Affordability FAQ

While the City cannot *require* that new middle housing be affordable to people in certain income ranges, there are ways to encourage and incentivize middle housing affordability.

The City can:

- Allow for middle housing on **smaller lots** and/or allow more units on each lot, to reduce land cost per unit.
- **Encourage smaller middle housing units** by reducing lot sizes and eliminating off-street parking when units are <900 square feet.
- Offer a **density bonus** if property owners commit to keeping some units affordable to people earning lower incomes (e.g. <60%AMI).
- **Reduce city fees, property taxes, and/or public facilities costs** for middle housing affordable to people with lower incomes.



Residential Tax Lots by Size



Map created October 2021 by City of Eugene Planning and Development Department.



Formal Adoption Process

Planning Commission Public Hearing (November 16, 2021)



Planning Commission Recommendation (December 2021)



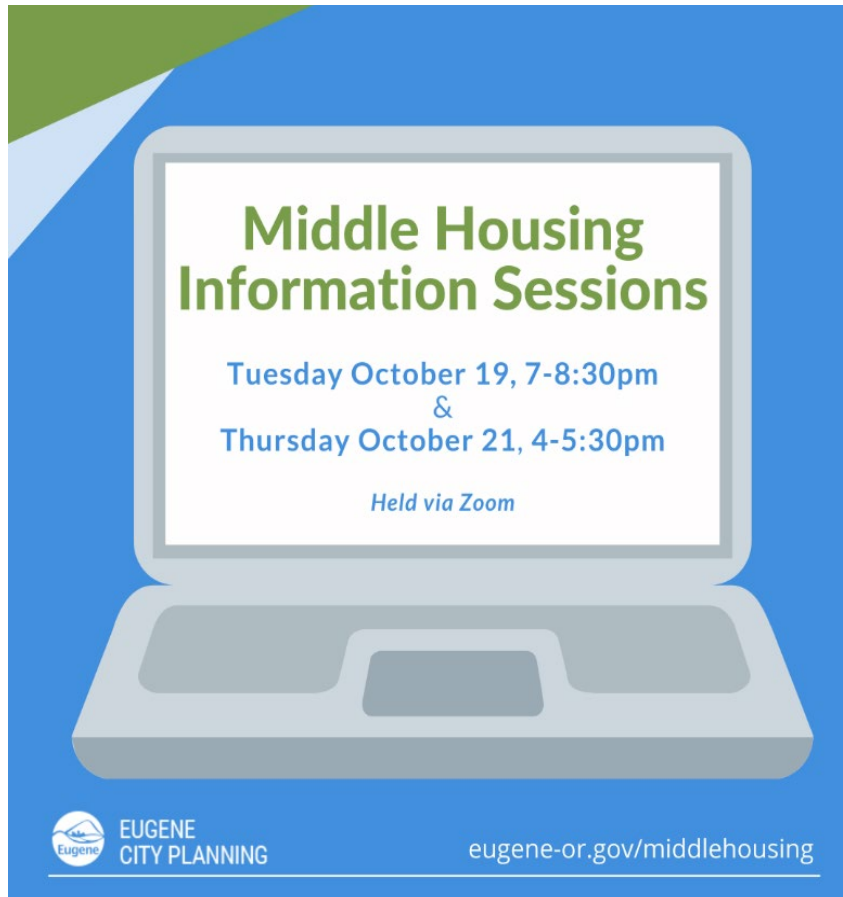
City Council Public Hearing (early 2022)



City Council Action (prior to June 30, 2022)



Next Up: Info Sessions & PC Hearing!



Info Sessions

10/19 @ 7pm

10/21 @ 4pm

10/26 @ 7pm

Public Hearing

11/16 @ 5:30pm



Thank You!

City Council/Planning Commission Discussion

