



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

October 24, 2018

**12:00 p.m. JOINT MEETING OF THE EUGENE CITY COUNCIL AND
THE PLANNING COMMISSION
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**Meeting of October 24, 2018;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Mike Clark, President

Greg Evans

Emily Semple

Jennifer Yeh

Betty Taylor, Vice President

Chris Pryor

Claire Syrett

Alan Zelenka

**12:00 p.m. MEETING OF THE EUGENE CITY COUNCIL AND
THE PLANNING COMMISSION
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

1. WORK SESSION: Joint City Council/Planning Commission Meeting

For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

For more information, contact the Council Coordinator at 541-682-5010,
or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Joint City Council/Planning Commission Meeting

Meeting Date: October 24, 2018
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Robin Hostick
Contact Telephone Number: 541-682-5507

ISSUE STATEMENT

This work session, held jointly by the City Council and Planning Commission, is an opportunity to share information about the role of the Planning Commission, highlight past activities and upcoming projects that will be coming to the City Council through the Planning Commission, and promote interaction between the two bodies. The work session will include a discussion of ways the Planning Commission can support the City Council in making important decisions related to planning and land use. No action is requested.

BACKGROUND

The Eugene Planning Commission is a standing committee enabled by State statute and established through ordinance by the City Council. The Commission operates according to the provisions of Eugene Code Chapter 2 as well as a set of adopted bylaws. In practical terms, the Planning Commission has three main duties: 1) to provide recommendations to the City Council in legislative matters related to land use, 2) to carry out a “quasi-judicial” function as the appeal body for certain land use applications, and 3) to serve the City Council as its designated Committee for Citizen Involvement.

The Planning Commission is comprised of seven at-large community volunteers appointed by the City Council through a publicly advertised, competitive process. The Commission itself is an element of Eugene’s public engagement program. In a typical year, commissioners collectively donate about 1,000 person hours to realize the City Council’s adopted policies and regulations, as well as council-directed projects. During the course of this work, the Commission hears official public testimony prior to making decisions on land use appeals, as well as regarding legislative activity—for example land use code updates and neighborhood plans—prior to making a recommendation to the City Council. In keeping with its role as the City’s designated Committee for Citizen Involvement, the Planning Commission also regularly discusses and advises staff on public engagement. This includes reviewing, amending and approving public outreach plans.

The Planning Commission has supported the City Council in making many significant decisions. Notably, the Planning Commission met numerous times during the preparation of Envision Eugene and adopting Eugene’s updated urban growth boundary. Other major projects included the Walnut Station Special Area Zone, the Downtown Riverfront Special Area Zone, the South

Willamette Concept Plan, and a variety of land use code updates. In its quasi-judicial role, the Planning Commission renders decisions on four to five appeals per year on average. The 2017 Planning Division Annual Report (Attachment A) provides a summary of recent highlights.

Following the adoption of the UGB in 2017, the Planning Commission has been helping guide and launch a host of new, City Council-directed projects aimed at implementing Envision Eugene. These include urban reserves, growth monitoring, updating the “clear and objective” approval criteria for housing, neighborhood planning in River Road/Santa Clara, and crafting new chapters for the Envision Eugene Comprehensive Plan. Each of these projects, in addition to others, will address topics of strong community interest around housing affordability and neighborhood livability. In all efforts, the Planning Commission strives to follow Eugene’s adopted policies, regulations and City Council direction, balance the pillars of Envision Eugene, and address the Triple Bottom Line of sustainability. A list of current projects is included in Attachment B (2017-2019 Planning Division Work Plan), with further descriptions of each project [available online](#).

RELATED CITY POLICIES

- The Planning Commission was created by the City Council through Ordinance No. 4846, adopted in 1925 and subsequently amended by additional ordinances.
- The operations of the Planning Commission are governed by the provisions of Eugene Code Chapter 2, Sections 2.325-2.365, and by the Organization and Bylaws of the Eugene Planning Commission (as revised and effective July 11, 2008)
- The Planning Commission upholds the provisions of Eugene Code Chapter 9 – Land Use, as well as all other relevant provisions of local, state and federal law, including the 19 Statewide Planning Goals.
- The Planning Commission implements the adopted policies of the Envision Eugene Comprehensive Plan, the Eugene 2035 Transportation System Plan, neighborhood refinement plans and special area plans, and the applicable policies of the Eugene-Springfield Metropolitan Area General Plan.

COUNCIL OPTIONS

No action requested.

CITY MANAGER’S RECOMMENDATION

No action requested.

SUGGESTED MOTION

No action requested.

ATTACHMENTS

- A. [Eugene Planning Division Annual Report 2017](#)
- B. [2017-2019 Planning Division Work Plan](#)

FOR MORE INFORMATION

Staff Contact: Robin Hostick
Telephone: 541-682-5507
Staff E-Mail: rhostick@eugene-or.gov

Envision Eugene Review
Planning Annual Report
2017



Eugene Planning Division

May 2018

October 24, 2018, Joint Work Session – Item 1



TABLE OF CONTENTS

Letter from the Planning Director	page 3
Eugene Planning Division and Commission	page 4
2017 in Review	page 5
Planning by the Numbers	page 11



A Few Words from the Planning Director

Dear Friends,

City planning is a way of thinking about our future and making decisions about how we handle change. That's what makes planning so challenging, and at the same time so important.

We all share responsibility for creating our future together. As your planning team, we want to make it easier for you by taking the mystery out of planning. We want to help you understand when and how you can get involved to make the most difference, and what to expect when you do. We want everyone who cares about our future to be as engaged as possible, to have the information you need, and to feel supported as a community.

Looking back on what we've accomplished together in 2017, I'm hopeful we're on a path that reflects our shared values. We set a new urban growth boundary for Eugene that will bring 3,000 new jobs to the Bethel area while promoting environmental justice. We kicked off a major planning effort for the River Road and Santa Clara neighborhoods in lock step with our neighborhood leaders. And we reviewed dozens of development proposals, working hard to support everyone involved and implement our vision on the ground.

None of this would be possible without hundreds of people like you who make time in your busy lives to think about our future and help make important decisions. This coming year will be filled with many more opportunities. The more people get involved and stay informed, the more real our vision will become.

We look forward to [hearing from you](#).

Sincerely,

A handwritten signature in blue ink, which appears to read "Robin Hostick". The signature is stylized and fluid, with a long horizontal line extending to the right.

Robin Hostick



Planning Division - 2018

Your Future, Your Team

In 1966, the City of Eugene hired a team of planners out of a growing need to guide development in a way that supports our community's values. Today, our [planning team](#) includes 17 professionals who are responsible for upholding our state and federal laws as well as our local policies and regulations. Our main role is to review land use applications and to work on updates to our vision, policies and land use code for our City Council. We work together with Eugene residents to share ideas, conduct research, craft options, and support our Planning Commission and City Council in making decisions.

We care deeply about Eugene and want the best possible city to live in, just like you. We're here for you, to help you and the rest of our community work together to create a city that works for all of us.



John Barofsky, Chair



Bree Nicoletto, Vice-Chair



Steve Baker



John Jaworski



William Randall



Kristen Taylor

Eugene Planning Commission

The Eugene Planning Commission is made up of volunteers who help our community make decisions about how we use our land. Our Planning Commission works directly with Eugene residents and our planning team to make recommendations to our City Council on changes to our vision, policies and land use code. Some kinds of land use decisions may also be appealed to our Planning Commission, where they act as the official decision-making body on behalf of our City Council.

Learn more about the [Eugene Planning Commission here](#).



26

The Eugene Planning Commission
met **26** times in **2017**



2017 IN REVIEW

October 24, 2018, Joint Work Session – Item 1



Downtown Eugene viewed from Skinner Butte

2017 In Review: Realizing our Vision and Values

[Envision Eugene](#) is our collective vision for how we will grow while preserving what we love most about our community. Our community's values, or "[seven pillars](#)," are embedded in our vision. No single value stands alone – each must be balanced with the others. For example, Eugenians need jobs and affordable housing as well as healthy, livable neighborhoods and protection for our nearby farm and forest lands.

During the past year and in the years ahead, we are working to define what it means to realize our vision. In every project we begin, and every development application we review, this is a challenge we work on together. As a result, our actions as a community will shape our city in ways that better support our values.

Urban Growth Boundary Adopted

The [urban growth boundary \(UGB\)](#) is a vital planning tool. It helps protect Oregon's natural beauty and resources outside the urban area, while making sure our growing population can thrive. After seven years of community input and careful study, Eugene's new UGB was approved by the State in late 2017. This is a huge milestone for [Envision Eugene](#), and for the countless Eugeneans who helped with the effort. Our new UGB includes an expansion for 3000 new jobs in the Bethel area, plus a community park and a school, and we added land for a community park in the Santa Clara area. This important work will continue in the coming years to monitor how Eugene is growing, whether our land supply will meet our needs, and where Eugene should grow in the long-term. Check out our work plan (see sidebar) and sign up for the Envision Eugene newsletter for more information and updates.

Work Plan

To see the full work plan for the Eugene Planning Division, [click here](#).



In 2017, our Planning Team brought 29 items before the **Eugene City Council**, including several work sessions to adopt our UGB.



River Road/Santa Clara Kick-Off Meeting

New Neighborhood Plan Launched for River Road and Santa Clara

A [new neighborhood plan](#) is in the works to reflect the community vision of the River Road and Santa Clara area. Over the last few decades, growth in this area has been governed by a neighborhood plan that is now out of date. During the summer of 2017, community leaders from both neighborhoods launched the effort, with support from City planners, to craft a vision that will guide the area for the next generation.

We kicked off the project by inviting our community to join the effort. Almost 400 neighbors showed up for the first event. Participants shared what they valued about the area along with their hopes for the future. Neighborhood leaders and staff also reached out to people who don't usually attend public events, such as youth, Latinos, business owners, and rural residents. The stories, ideas, and visions from the events are included in the project's [interactive web map](#) and several [reports are available online](#).

A Better Way: Process and Communication

Our planners are always working to improve our public systems. We value everyone's voice and want to help Eugeneans join in the work of shaping our community. We also know that our public processes can be complex and daunting to many. It's our job to make it easier to get involved in planning efforts, and to understand why that's important to a thriving community.

We've made quite a few improvements over the last year, especially by our Land Use Planning team – the folks who review land use applications. For anyone interested in upcoming land use applications, we invite you to [sign up for weekly updates](#) in one quick step. Other web site updates include easy-to access lists of criteria for each application type, better navigation to [project materials](#), and [tips for commenting](#) on a proposed project. Notices to the public about proposed projects have also been revised to use less jargon and include more direct links to project info.

In addition, we've taken more time at hearings to explain the public process, and reached out in new ways. At the request of neighborhood leaders, we created a Planning 101 training that we can share with others. Many other changes are on the way in the coming months and years.



251

Land use **applications** received

100%

Land use decisions delivered **on-time**

Over
10,000
public notices mailed



E-newsletters landed **22,000** times in email in-boxes



Prairie View

Housing Affordability

Every Eugenean needs a place to live we can afford, yet almost half of us are paying more than we can afford. Our City Council recognized this through Envision Eugene by saying our community should “provide housing affordable to all income levels.” In 2017, our planning team handled land use applications that resulted in many new home sites. These included different types of homes located across the community, from mixed-use buildings near the EmX bus line to a tiny house development at Emerald Village. However, affordability is a complex problem. No single solution will solve it. Planners put together a [housing affordability infographic](#) to help show who is affected by this issue. In response to ideas that are being discussed in our community, we also gathered info on the [concept of “missing middle” housing](#). There will be many ways to get involved in this issue in the coming months and years. To hear more about what we’re doing around housing affordability, sign up for the [Envision Eugene Newsletter](#).

Growth Monitoring Program

Our community needs the best information possible to make informed decisions about how we grow in the future. That includes getting real-time information about growth trends to see how well our assumptions match up with reality. The [Growth Monitoring Program](#) was launched by our City Council as part of Eugene’s new [Comprehensive Plan](#), adopted in 2017. The purpose of the program is to vastly improve how we gather and share data affecting many aspects of growth in Eugene. This will allow us to adjust our plans and policies as needed. A new data monitoring system will collect information from several programs and bring it together in one place. For example, detailed reports will tell us how much buildable land we have left, help us see and respond to changes in what kind of development is happening, or show us how much Eugeneans are paying for housing. Much of the groundwork is already complete. We know what data we need and how we might be able to collect it. We are currently working with our partners in the Information Services division to build this exciting new system over the next couple of years.





Urban Design Publications

Publications on Community Design and Economic Value

How our city looks and feels is key to our livability. As we grow, a greater focus on the design of our city, from sidewalks and buildings to parks and roads, will help us reach our desired vision. We published a few pieces to help as we talk about these matters:

- The [Urban Form Plan](#) includes a summary of Eugene's character, how it has changed over the years, and a community design plan. It also includes the [Community Design Handbook](#), which is rich in images that help us discuss our design vision.
- The [Missing Middle Handbook](#) is intended to help people learn about these smaller housing types that are mostly missing from our city and think about where they might fit in.
- Two other short documents, one for [Successful Storefronts](#) and one for [Living in the City – Urban Residential Frontages](#), act as quick guides that will help our community create thriving spaces in our downtown and other business centers.
- The [Mapping Value in Eugene](#) booklet fills in the gaps about how development affects our city's finances and the services that are of value to us all.

Partnerships and Collaboration

Our planning team collaborates daily with people from all walks of life across our community. We work with residents, non-profits, the University of Oregon, neighborhood groups, developers, and other government agencies to make our collective vision a reality. For example, we are working with Lane Transit District on the [future of transportation](#), and with the University of Oregon on preparing for the Knight Campus and the future of the North Campus area. Over the summer, our urban design team helped support a vibrant downtown through new ideas such as [pop up retail](#) and [Park Blocks improvements](#). Through our design consultations and collaborative planning, we helped dozens of designers and builders better match our community values. As local housing advocates explore ways to address housing needs, we stand ready to continue our collaborative approach with the whole community.

Learn more about ways you can collaborate with neighbors and staff, or set up a [Design Consultation](#).



New publications completed



Project **consultations** completed



Robinson Link Cottages - photo features main Italianate building dating to the mid-1890's

Historic Preservation Program

Eugeneans care deeply about our shared history. Our past lives on through buildings and places preserved for all to enjoy. Our historic resources range from Native American cultural sites to buildings from the City's founding days in the 1870s to modern buildings from the 1960s. These resources connect us to the past and add to our sense of what it means to live in Eugene. [Our program](#) relies on a volunteer [Historic Review Board](#). The board helps us manage national programs, review changes to historic properties, and offer loans and grants.

Our planners and volunteers work with property owners and people in the community to preserve our history. Over the last two years, seven new sites were added to Eugene's list of protected resources. Use this [online map](#) to explore historic resources around Eugene. Upcoming historic preservation efforts include planning in the River Road and Santa Clara neighborhoods and celebrating Historic Preservation Month in May.



New historic sites
added to Eugene's list of
protected resources



In **grants awarded** to Eugene
residents to protect our history



1 Golden Paintbrush Award
from the State Historic
Preservation Office



River Road/Santa Clara neighborhood planning meeting

Resources

Visit the Planning Division's main page:

www.eugene-or.gov/758/Planning

Learn more about the Planning Commission, view meeting agendas and watch webcasts:

www.eugene-or.gov/833/Planning-Commission

View the Planning Division work plan:

www.eugene-or.us/3827/Current-Workplan

Learn more about Envision Eugene and the Urban Growth Boundary: www.eugene-or.gov/760/Envision-Eugene

Sign-up for the Envision Eugene newsletter:

https://visitor.r20.constantcontact.com/manage/optin?v=001C5Q0jSvqJgyxP0l40jxoJOS007aeGNhuNsiYsnPEFDSapPmrwSYF0wlrKiMrdxMuhXLMpHxENIENU8-jlKqq_v6u9yTh2fUMVX43Cd6i_U08nC7tTQRyRQ-x-QvsmtN8DxHp59hI-V-v0iWoagdGo7GcgEmY_k7_NOuZRdZPuOWpU4EH0Czjl2cW6Tnnl6LymT52NBcpFU%3D

Envision Eugene Facebook page:

www.facebook.com/EugeneEnvision

For more information about River Road/Santa Clara neighborhood planning: www.eugene-or.gov/3558/River-Road---Santa-Clara-Neighborhood-Pl

Learn more about land use applications and sign-up for weekly email updates:

www.eugene-or.gov/3208/Land-Use-Application-Information

Learn more about "missing middle" housing concepts and housing affordability:

www.eugene-or.gov/3652/Missing-Middle-Handbook

To find out more about the Growth Monitoring Program:

www.eugene-or.gov/2081/Growth-Monitoring

Learn more about Urban Design projects, collaborations and view publications:

www.eugene-or.gov/3323/Urban-Design

Learn more about design consultation services:

www.eugene-or.gov/3519/Design-Consultations

Learn more about MovingAhead a collaborative project with Lane County Transit District (LTD):

www.MovingAhead.org

Find out more about the Historic Preservation Program and the Historic Review Board:

www.eugene-or.gov/405/Historic-Preservation



City of Eugene Planning Division
99 W. 10th Ave.
Eugene, Oregon 97401

October 24, 2018, Joint Work Session – Item 1

Eugene Planning Team

DRAFT 2017-2019 Work Plan*

August 2017

	2017	2018	2019
Ongoing Planning Programs and Projects			
Planning Commission and Hearings Official admin/support			
Historic Review Board admin/support			
Land use application review and related legal requirements and coordination			
Land use project consultation/assistance/facilitation and public inquiries			
Code maintenance program: corrections, clean-up, and legal updates			
State and regional coordination (reporting, legislative review, rule making)			
Code Update: amend secondary dwelling unit code per SB 1051			
Metro, regional and interdepartmental planning and coordination			
City Council /Manager assignments			
Communication and Public Involvement system improvements			

Envision Eugene Implementation Projects			
UGB adoption package: appeal coordination			
Urban reserve planning (incl. Metro Plan boundary review)			
Growth monitoring program and system development (incl. EETAC)			
Clear Lake Implementation: wetland mitigation, stormwater, public services			
Code Update: clear & objective (needed housing) standards			
Area Planning: River Road / Santa Clara neighborhood plan and corridor study			
Area Planning: Downtown Riverfront (EWEB) plan implementation			
Area Planning: University neighborhoods plan			
Area Planning: Bethel neighborhood plan (TBD)			
Comp Plan Phase II: Complete remaining chapters (e.g. livability, compact devel., etc.)			
Comp Plan Phase II: Parcel-specific land use diagram			
Envision Eugene Vision to Action Plan (wrap up city-wide vision and action plan)			
Corridor Planning: MovingAhead coordination and support			
Community Design: support for downtown projects, city hall, park blocks, housing			
Investment Program: systems development charge re-structuring			
Crow Road Implementation: zone and code amendments			
Code Improvement: amend cell tower code for R-1 zoned areas			
Code Improvement: zone transitions (citywide) (TBD)			

 = timing dependencies, e.g. extent of appeals, completion of other work, etc.

 = capacity building support work with Human Rights / Neighborhood Involvement

TBD = to be determined

EETAC = Envision Eugene Technical Advisory Committee

* All timelines are estimated and subject to change

Pending and Emerging Projects (TBD)

- Missing middle housing / housing affordability
- Corridor planning /code update: fixing setbacks for walkable streets (PWT/PDD)
- Downtown commercial setbacks for walkable streets