



Eugene City Council Willamette River Greenway Code Amendments

**Work Session
May 10, 2023**

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City of Eugene Planning

On the Work Session Agenda

- Project Purpose & Key Objectives
- Project History & Overview
- Greenway History & Permitting Process
- Clarifying What the Proposal Does Not Do
- Overview of Key New Greenway Standards
- Next Steps and Follow-up Questions



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Willamette River Greenway Code Amendments



Project Purpose & Key Objectives:

Create a clear and objective set of approval criteria available to housing development within the Willamette River Greenway to:

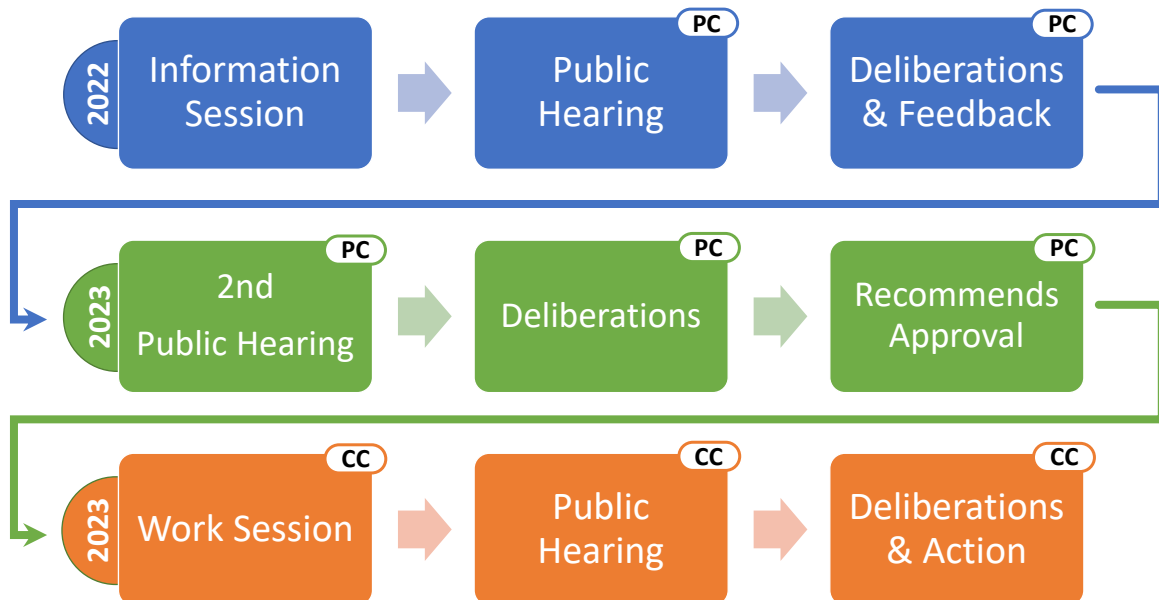
- Meet the City's obligations under State law
- Reduce barriers to all housing development
- Maintain a balanced approach to protecting the Willamette River Greenway with effective development standards

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Project Overview



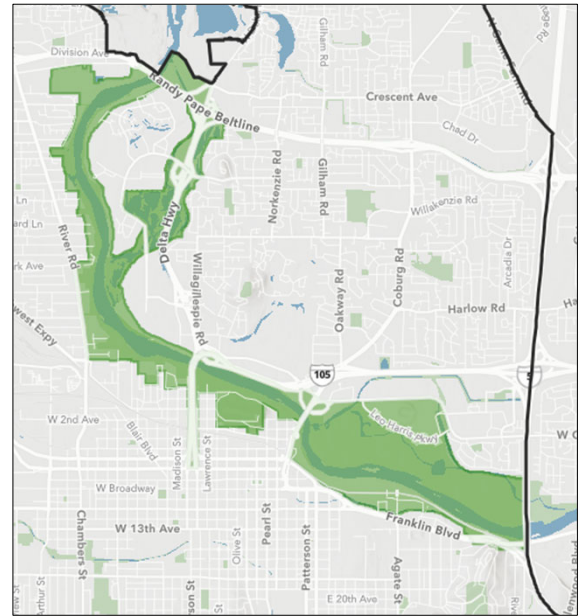
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Statewide Planning Goal 15 Willamette River Greenway



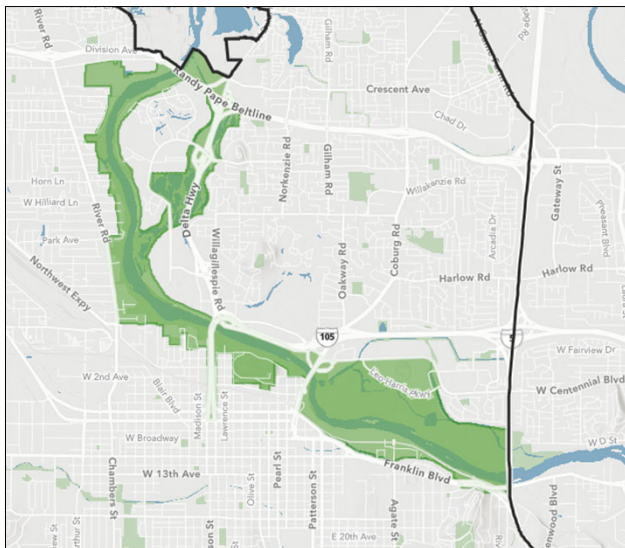
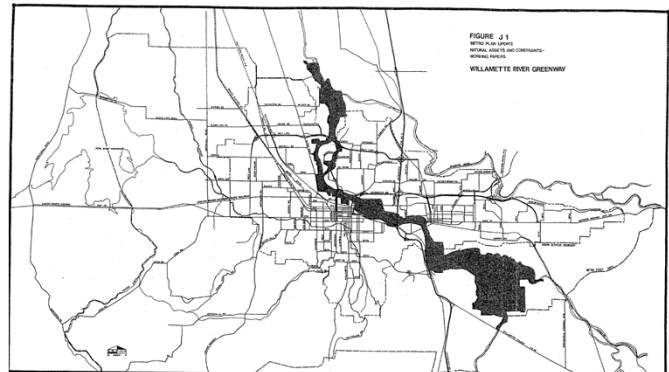
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Eugene's Greenway Boundary & Permitting



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Clear & Objective Housing Standards

- Oregon Revised Statute (ORS) 197.307(4) requires that local governments adopt and apply clear and objective standards, conditions, and procedures regulating the development of housing.
- Existing Greenway Approval Criteria includes subjective language, such as:
 - “To the *maximum extent practicable*”
 - “Establish *adequate* setback”
 - “To the *greatest degree possible*”



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The “Two Track” Approval Process



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Things the Proposed Amendments Will Not Do:

Proposed Amendments Will Not:

- Change existing zoning or base zone development standards
- Change existing adopted land use designations
- Allow more housing or density than allowed by existing zoning
- Move or change the existing Greenway Boundary
- Remove any existing environmental protections
- Reduce the area of any existing City-owned park land
- Allow private pathways on public parkland, or otherwise restrict existing public access

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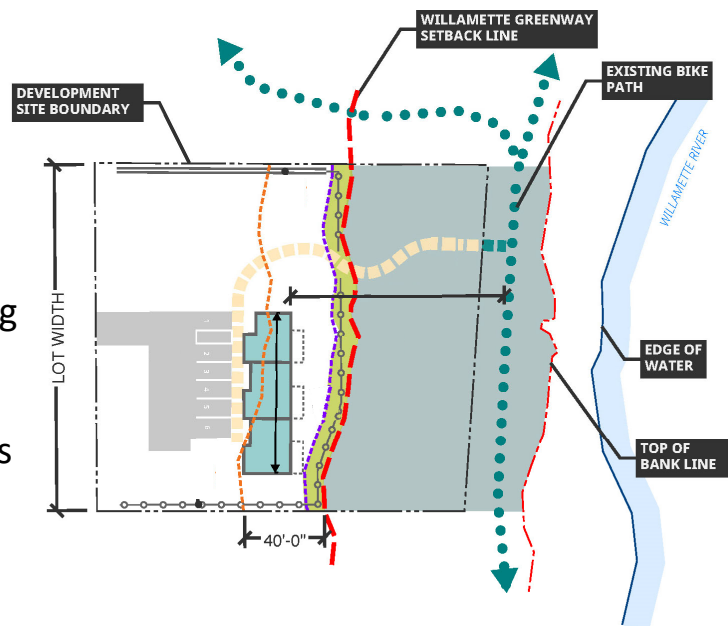
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Willamette River Greenway Code Amendments

Proposed Standards Include:

- 100-foot Greenway Setback
- Limits on Length of Building Facades
- Limitations on Walls and Fencing
- Native Landscape Buffer
- Tree Preservation Standards
- Pedestrian Access Requirements
- Public Hearings Required for All Greenway Permits

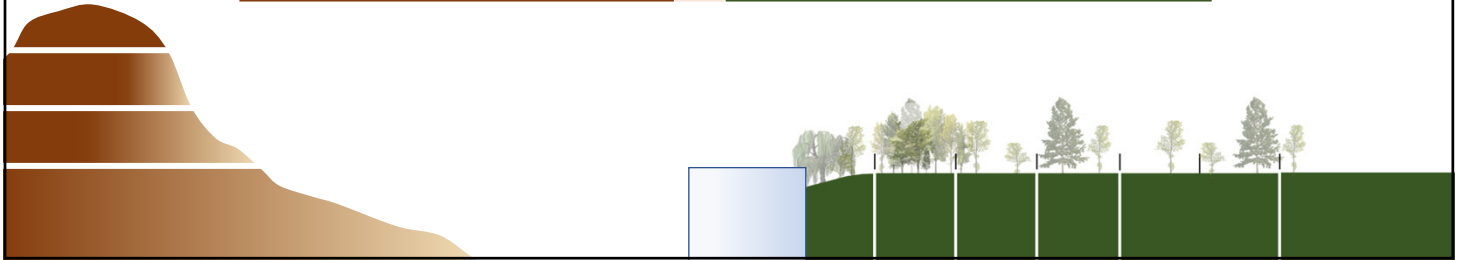


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Tree Preservation: Clear & Objective

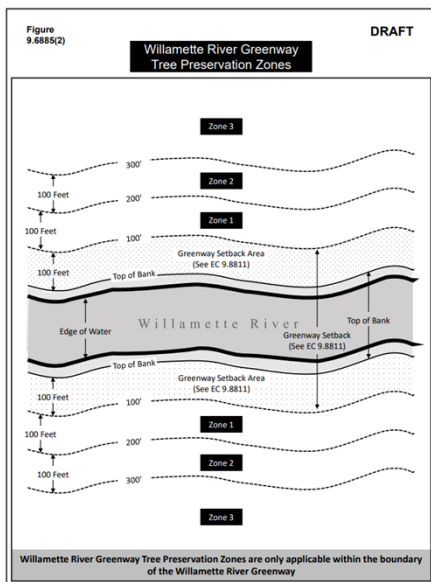
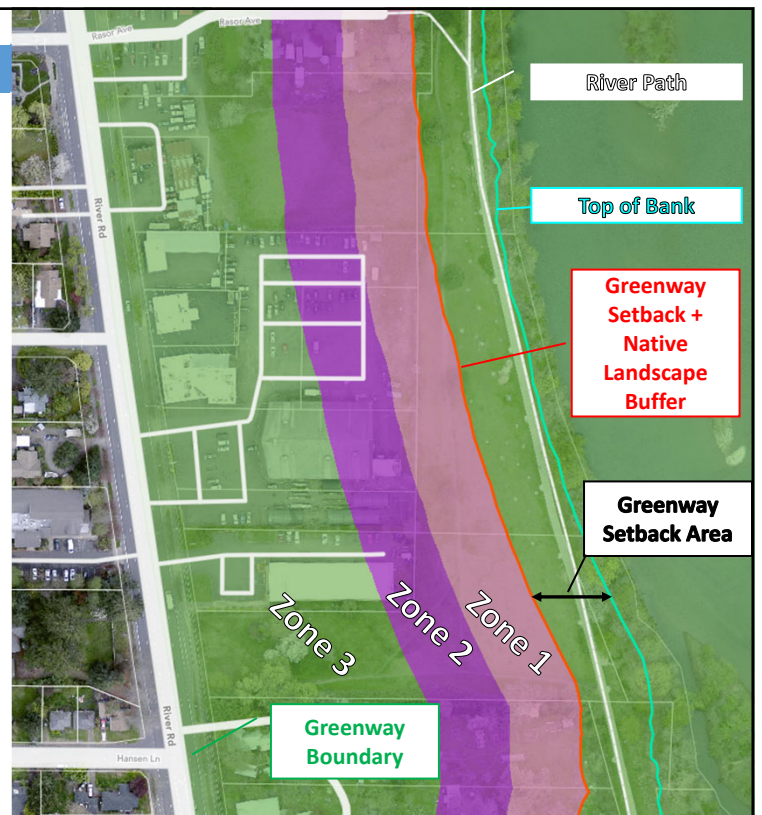
Tree Preservation and Mitigation	
South Hills Area	Willamette River Greenway
At or above 900 feet elevation	Tree Preservation Zone 1
Between 500 feet and 900 feet elevation	Tree Preservation Zone 2
Outside the South Hills Area	Tree Preservation Zone 3



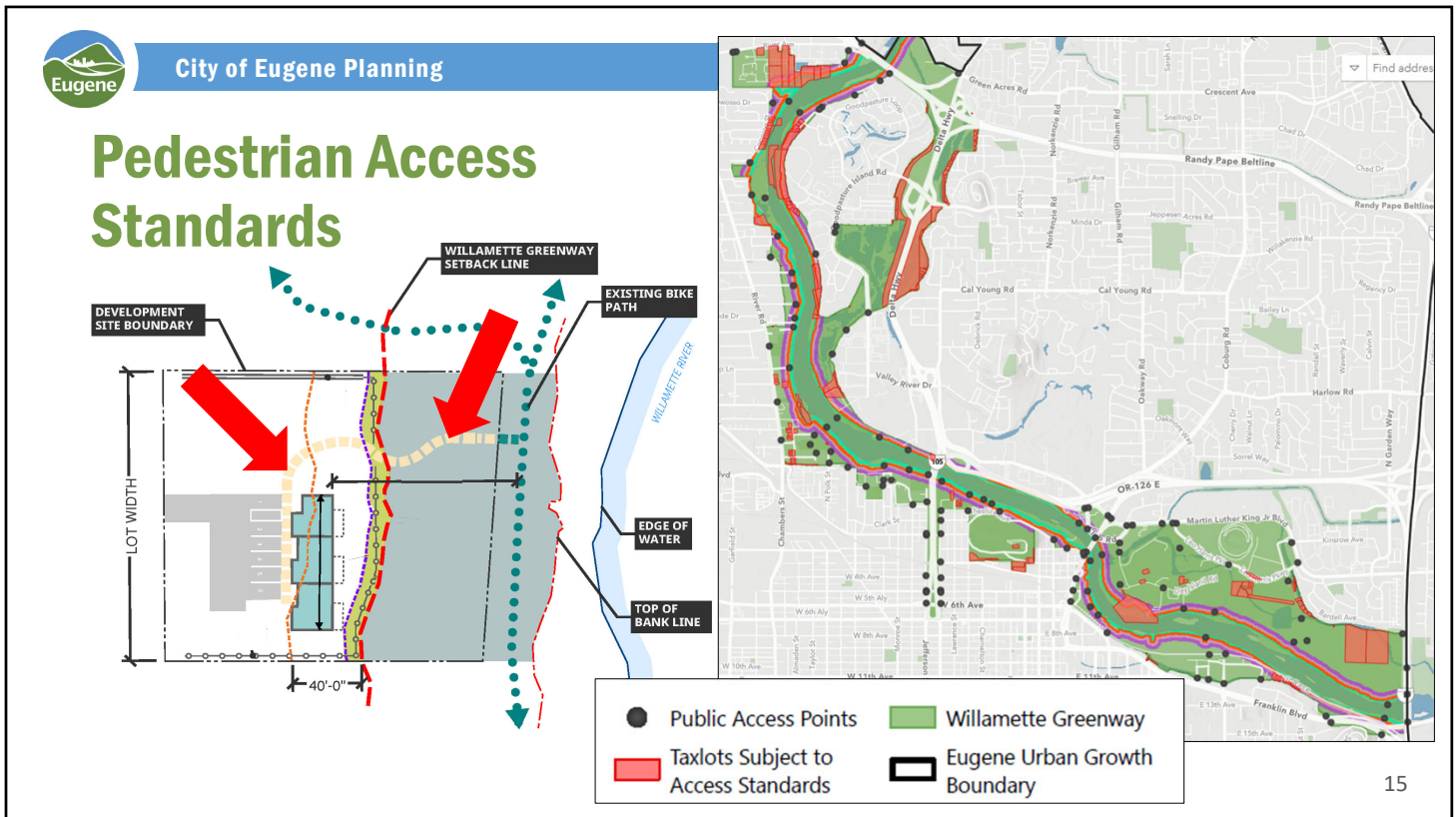
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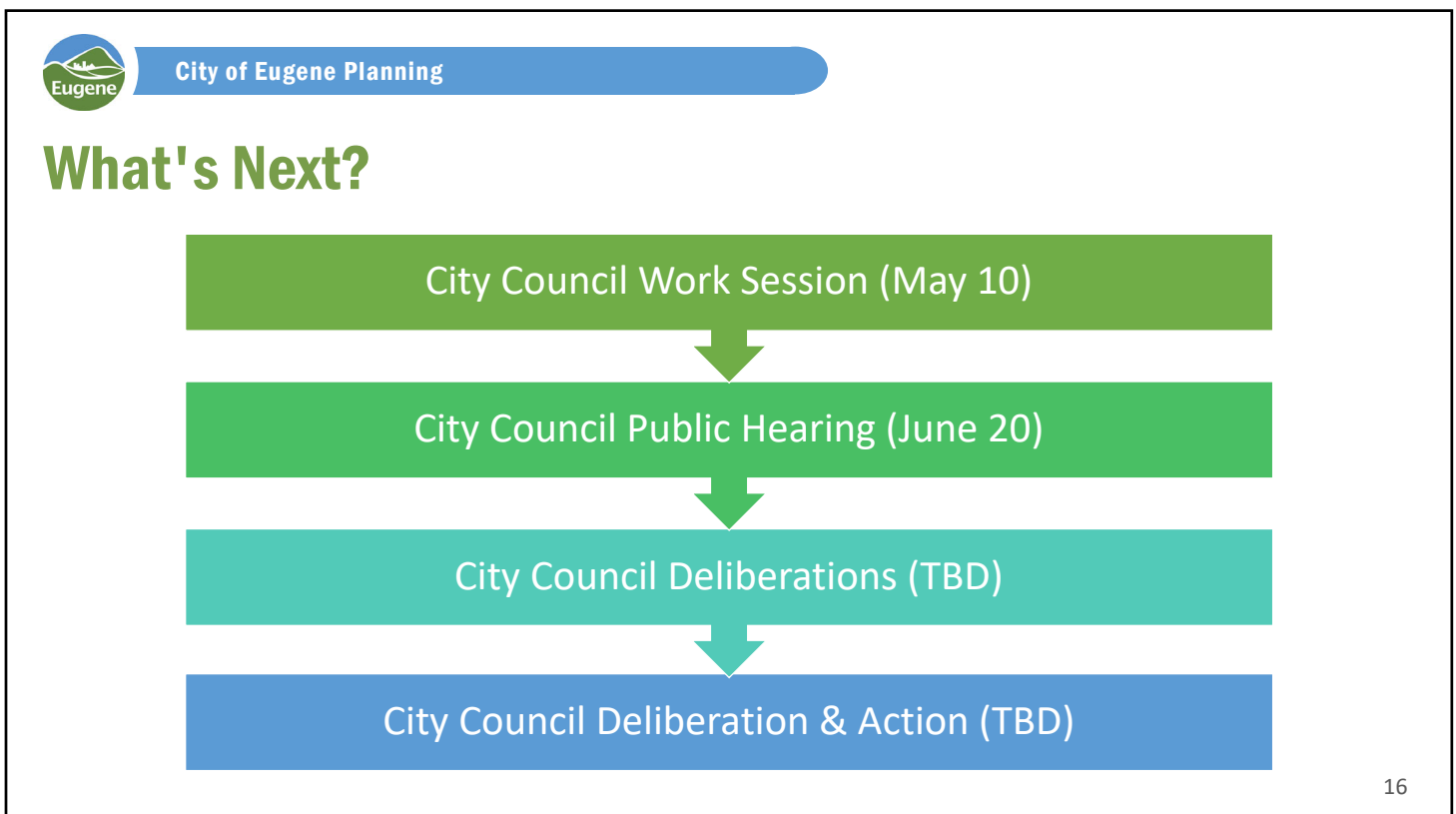
Tree Preservation Zones



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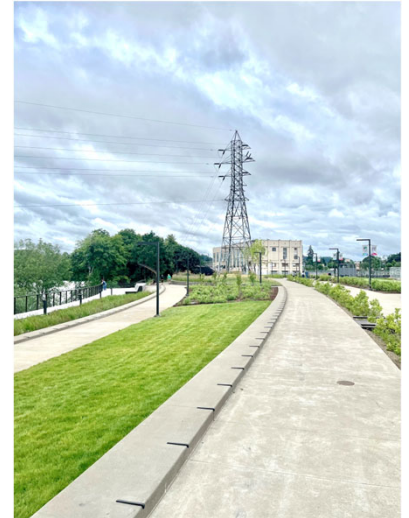


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How to Provide Public Input

- Email Written Comment:
GreenwayTestimony@eugene-or.gov
- Mail Written Comment:
Jeff Gepper, Planning Division
99 W. 10th Ave, Eugene, OR 97401
- Provide Verbal Testimony to City Council at their Public Hearing on June 20, 2023



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Questions



Learn more at: www.eugene-or.gov/764/Land-Use-Code-Amendments

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