

Public Health Industrial Development Standards

October 18, 2023
Eugene City Council Work Session

Lydia Bishop, Building and Permit Services Director
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Background

The concept of a public health overlay zone was raised by community members, in part to address the inequitable pollution burden on Bethel and West Eugene neighborhoods. This community submitted a draft ordinance which appears to be based largely on the clear lake overlay zone



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Background

- **February 28, 2022**
 - Council motion for a work session on public health overlay concept
- **May 23, 2022**
 - Council presentation: Addressing Chronic Toxic Polluters
- **September 26, 2022**
 - Council work session on public health overlay zone concept, other tools, and applications in other communities.



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Other Roles and Regulations

Regulatory Authorities

- LRAPA – Air Pollution
 - Toxics Right-to-Know Program
- DEQ – Water and Land Pollution
 - City Stormwater, Wastewater and Erosion Programs
- City of Eugene – Noise Pollution



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Development Standards

- **Chapter 9 - Land Use Code**

- Setbacks
- Buffers
- Landscape Standards
- Additional Regulations
- Limiting or Prohibiting Uses



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Eugene Code – Industrial Development Standards

- **EC 9.2460:**
 - Setbacks: no front yard setback and no interior yard setback unless abutting residential or park and open space zone (20 feet).
 - Delivery and loading areas not permitted in setback + additional landscaping required if next to residentially zoned property.
 - Landscaping: High Wall required when abutting residential
 - Outdoor storage not permitted when abutting residential



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Next Steps

- Today:
 - Request to Initiate a Land Use Code Amendment
- Fall 2023:
 - Research Available Tools
- Winter 2024:
 - Conduct public outreach to include neighborhood, existing businesses, and developers
- Spring 2024:
 - Work with Eugene Planning Commission and incorporate public feedback to propose changes to industrial uses and development standards
- Summer 2024:
 - Return to City Council with draft proposal



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Questions?

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