

# AGENDA



## EUGENE PLANNING COMMISSION

McNutt Room—City Hall, 777 Pearl Street  
Eugene, OR 97401

Phone: 541-682-5481  
[www.eugene-or.gov/pc](http://www.eugene-or.gov/pc)

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or 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 541-682-5481. Telecommunications devices for deaf assistance are available at 541-682-5119.

### **MONDAY, JANUARY 23, 2012 – REGULAR MEETING** (11:30 a.m. to 1:30 p.m.)

- 11:30 a.m. I. **PUBLIC COMMENT**  
The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.
- 11:40 a.m. II. **ENVISION EUGENE: LOW DENSITY RESIDENTIAL REDESIGNATION**  
Staff: Heather O'Donnell, 541-682-5488
- 12:40 a.m. III. **MULTI-FAMILY CODE AMENDMENTS – Deliberation and Possible Recommendation**  
Staff: Alissa Hansen, 541-682-5508
- 1:15 p.m. IV. **ITEMS FROM COMMISSION AND STAFF**  
A. Other Items from Staff  
B. Other Items from Commission

Commissioners: Steven Baker; Jonathan Belcher; Rick Duncan; Randy Hledik, Vice Chair;  
John Jaworski, Jeffery Mills, Chair; William Randall



**AGENDA ITEM SUMMARY**  
**January 23, 2012**

**To:** Eugene Planning Commission  
**From:** Heather O'Donnell, and Carolyn Weiss, City of Eugene Planning Division  
**Subject:** Envision Eugene Update: Low-Density Residential Re-designation

**ACTION REQUESTED**

This work session provides an opportunity to update the Planning Commission on analysis of Eugene's future land need for single-family housing. Specifically, the current status of identifying potential areas for single-family re-designation will be addressed.

**BRIEFING STATEMENT**

This work session will focus on future land need related to single-family housing and options for re-designating properties to help address this need.

Single-Family Housing

There are several factors that determine our future land need for single-family homes. An important first step is identifying how many homes can be accommodated inside the current UGB. There are five different ways to accommodate new single-family homes inside the current UGB:

1. On lands that are currently vacant
2. On lands that are currently partially vacant
3. Through redevelopment of existing developed land
4. Through code changes that allow or promote alternative dwelling types (efficiency strategies)
5. Through re-designation of parcels to Low Density Residential lands.

Analysis regarding items 1 through 4 is complete and the most current information will be presented at the work session. Additional work on item 5 (the identification of lands that are appropriate to re-designate to low-density residential) is underway and summarized below.

Re-designation of Parcels to Low-Density Residential

The Buildable Lands Inventory indicates that there will be a deficit of land for Low-Density Residential (LDR) and a surplus of land for Medium-Density Residential (MDR) over the next 20 years. As a result, staff has been analyzing the potential of re-designating existing Medium Density Residential land to Low Density Residential in select areas of the city.

There are a variety of items to consider when determining whether to re-designate property. Among these considerations are:

- The existing supply of land
- Whether re-designation would promote desired development patterns
- The characteristics of the individual properties and for which type of development they are most suited

- Current limitations to property development
- Willingness of property owners to re-designate

Based on analysis of these issues, staff has identified and begun conversations with a group of landowners to explore their interest in changing their property's current land use designation. There are two locations in north Eugene and one large area in west Eugene currently under consideration. Based on these conversations and the considerations mentioned above, staff currently recommends re-designating the two areas in north Eugene (See Attachment A).

The area in west Eugene (See Attachment B) is considerably larger and more complicated based on the number of property owners in the area. Staff invited all property owners in this area to a meeting on January 12, 2012, to help answer their questions and to discuss future options for the area. 20-30 property owners attended and three broad options were discussed:

- A. No change: leave the entire area designated for Medium Density Residential development;
- B. Change the designation of the entire area to Low Density Residential; or
- C. Change the designations in the area to a mixture of Low Density and Medium Density Residential to be determined through future planning.

Given the feedback provided at the January 12<sup>th</sup> property owners meeting, as well as previous phone calls with many of the property owners, staff currently recommends pursuing option C. Option C would require further meetings with property owners, utility providers, city transportation planning staff, city parks staff, and the Oregon Department of Transportation to determine appropriate locations for single-family and multi-family housing, parks, and roads. In the meantime, a target of acres to be re-designated could be established to continue with on-going discussions about the deficit of low-density residential lands and how to accommodate that need.

The Planning Commission will be provided with more detailed discussion of the feedback, as well as the pros and cons with pursuing each of the options mentioned above, at the work session. Additional areas may be identified for re-designation to Low Density Residential. If those areas meet the criteria discussed above, they will be included in the final Low Density Residential capacity analysis and brought forward to the Planning Commission for discussion.

#### **NEXT STEPS**

The City Manager will include recommendations for re-designation in his overall Envision Eugene recommendation.

#### **FOR MORE INFORMATION**

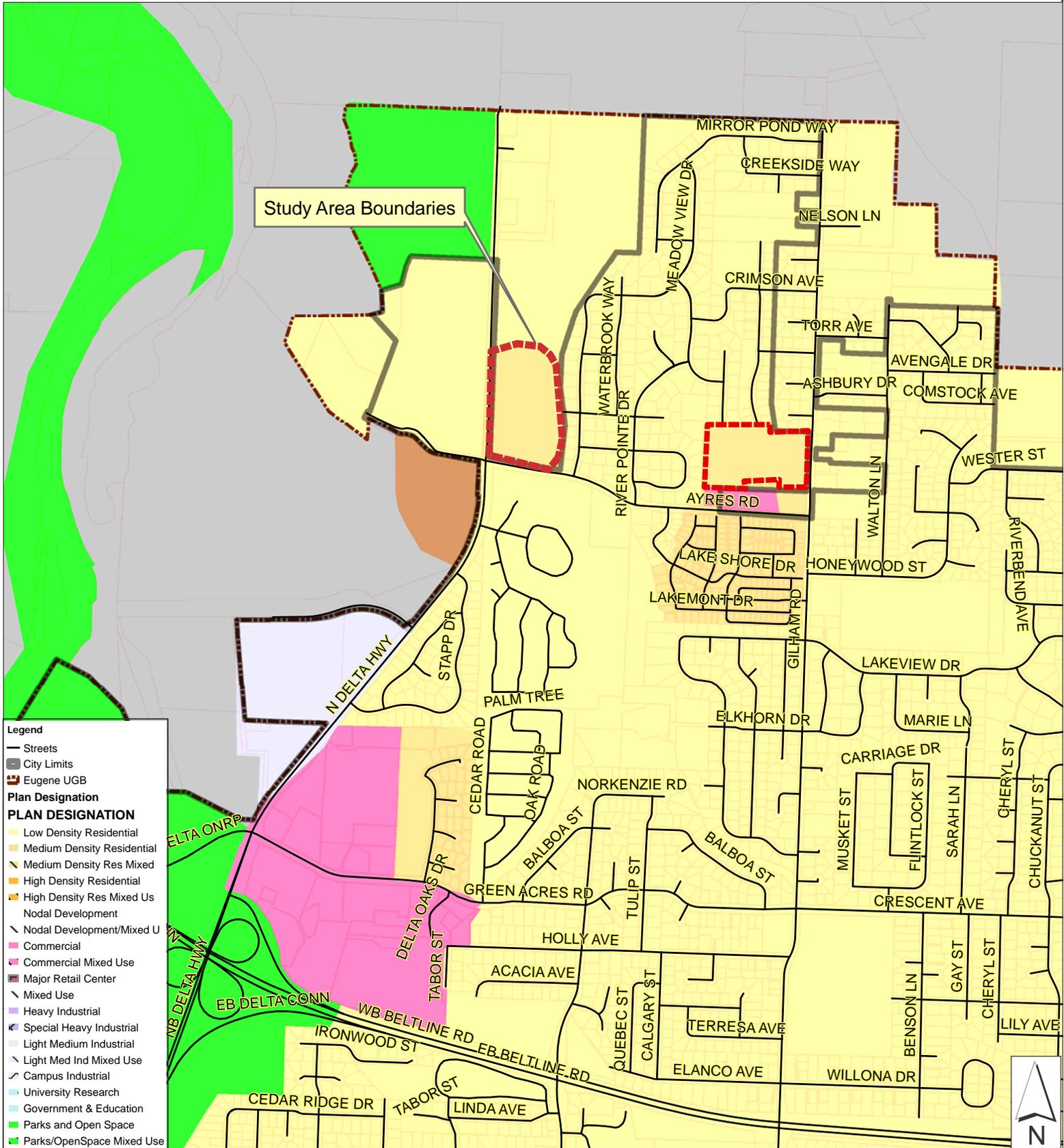
Carolyn Weiss, 541-682-8816 or [carolyn.j.weiss@ci.eugene.or.us](mailto:carolyn.j.weiss@ci.eugene.or.us)

Heather O'Donnell, 541-682-5488 or [heather.m.odonnell@ci.eugene.or.us](mailto:heather.m.odonnell@ci.eugene.or.us)

#### **ATTACHMENTS**

- A. Re-designation Study Area- North Eugene
- B. Re-designation Study Area- West Eugene

# North Eugene Potential Re-designation Study Areas



- Legend**
- Streets
  - City Limits
  - Eugene UGB
  - Plan Designation**
  - PLAN DESIGNATION**
  - Low Density Residential
  - Medium Density Residential
  - Medium Density Res Mixed
  - High Density Residential
  - High Density Res Mixed Us
  - Nodal Development
  - Nodal Development/Mixed U
  - Commercial
  - Commercial Mixed Use
  - Major Retail Center
  - Mixed Use
  - Heavy Industrial
  - Special Heavy Industrial
  - Light Medium Industrial
  - Light Med Ind Mixed Use
  - Campus Industrial
  - University Research
  - Government & Education
  - Parks and Open Space
  - Parks/OpenSpace Mixed Use
  - Natural Resource
  - Sand and Gravel
  - Agriculture
  - Forest Land
  - Rural Residential
  - Rural Commercial
  - Rural Industrial
  - Airport Reserve
  - Taxlots

Approximate location of plan designation boundaries based on the Eugene-Springfield Metro Plan

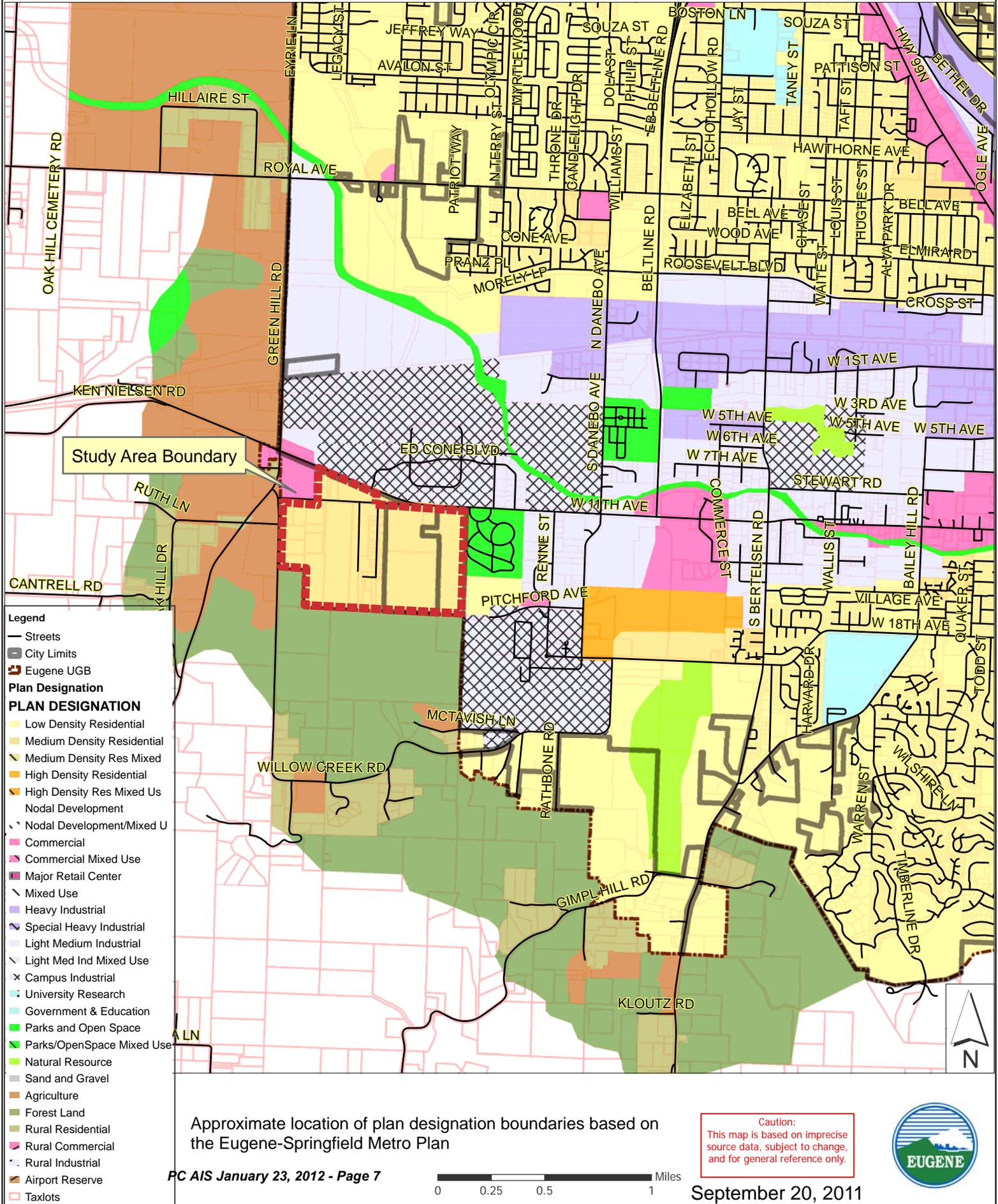


**Caution:**  
This map is based on imprecise source data, subject to change, and for general reference only.





# W. 11th - Crow Road Potential Re-designation Study Area



- Legend**
- Streets
  - City Limits
  - Eugene UGB
  - Plan Designation**
  - PLAN DESIGNATION**
  - Low Density Residential
  - Medium Density Residential
  - Medium Density Res Mixed
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  - University Research
  - Government & Education
  - Parks and Open Space
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