



Notice of Eugene Planning Commission Public Hearings

Tuesday, October 20, 2009, at 6:00 p.m.
City Council Chamber
777 Pearl Street Eugene, Oregon

On October 20th, the Eugene Planning Commission will hold three public hearings to consider amendments to Chapter 9 of the Eugene Code, recommended by the Infill Compatibility Standards Task Team.

The first hearing will address the creation and application of the **Jefferson-Westside Special Area Zone (City File # CA 09-3, RA 09-2, Z 09-4)**. The purpose of this special zone is to provide for more compatible infill development by limiting the number of dwellings per lot, lowering allowable building heights, and establishing other development requirements in certain areas currently zoned R-2, while still achieving housing densities within the medium density range. The Jefferson-Far West and Westside Refinement Plans are also proposed to be amended to include references to the new zone.

The second hearing will address **building height in high density zones west and south of the University of Oregon (City File # CA 09-6)**. The purpose of these regulations is to provide for greater infill compatibility by lowering building height limits and providing a gradual transition in building height to single family areas, while still allowing buildings in high-density (R-3 and R-4) zones to meet the city's density targets and accommodate additional population.

The third hearing will address **off-street parking in high density zones near the University of Oregon, and low-income, senior & disabled housing parking requirements throughout the city (City File # CA 09-7, RA 09-3)**. The purpose of this package of regulations is to improve the compatibility of new multi-family development by tying parking requirements directly to the unique needs of certain types of development. The proposed regulations will:

- require more off-street parking for apartments with 3 or more bedrooms near the university
- require less parking for low-income, senior and disabled housing throughout the city
- allow tandem (one behind the other) parking to count toward the minimum off-street parking requirements along alleys in certain areas
- clarify the city's requirements for off-site parking leases
- adjust certain dimensional standards for parking spaces
- amend the West University Refinement Plan (Policy 3A) regarding parking for consistency with the new code

Applicable Criteria

The Eugene Planning Commission will address the relevant approval criteria from Chapter 9 of the Eugene Code (EC) in making a recommendation to the City Council on the proposed regulations. The criteria are available on the city's website, along with more information about the proposal, at: www.eugene-or.gov/infill. Following the Planning Commission's action, the Eugene City Council will hold separate public hearings on the proposed regulations. Testimony and evidence of those testifying should be directed toward the applicable criteria, or other criteria or land use regulation that the person testifying believes to apply to the decision. All testimony received by the Planning Division will be forwarded to the Eugene City Council prior to the separate public hearings.

How to Submit Testimony

1. Send a written statement to the Planning Commission, 99 West 10th Avenue, Eugene, Oregon 97401 or by email to terri.l.harding@ci.eugene.or.us. To be included in the Planning Commission's packet, your statement must be received by the Planning Division by 5:00 pm on Friday, October 9, 2009.
2. Submit a written statement after October 20, 2009, or at the public hearing. The Planning Commission will have less of an opportunity to read the written material prior to taking action (forwarding their recommendation to the City Council).
3. Attend the public hearing on October 20, 2009 and state your concerns. Your spoken testimony will be recorded in the minutes of the hearing. The Planning Commission may limit the time for each speaker to a few minutes. You are encouraged to submit written testimony if you have detailed comments you wish to make.

You may also state your opinion to your neighborhood group. To obtain contact information for your neighborhood association, please contact the City's Neighborhood Services Office at 682-6243 or visit the City website at: www.eugene-or.gov/neighborhoods.

The City of Eugene complies with state and federal laws and regulations relating to discrimination, including the Americans with Disabilities Act of 1990 (ADA). Individuals with disabilities requiring accommodations should contact Kayre Axe at 541-682-5445, at least 48 hours prior to the public hearing to make arrangements.

Additional Information and Staff Report

The Planning Division staff report to the Planning Commission will be available by 3:00 p.m. on Tuesday, October 13, 2009 at the Eugene Planning and Development Department, First Floor Reception, 99 West 10th Avenue, Eugene, Oregon between 9:00 a.m. and 5:00 p.m. Monday through Friday or by visiting the Infill Compatibility Standards website at www.eugene-or.gov/infill.

For additional information, please contact Terri Harding at the above address, by telephone at 541-682-5635 or via email at terri.l.harding@ci.eugene.or.us.