



Notice of Eugene City Council Public Hearings

Monday, November 16, 2009, at 7:30 p.m.

City Council Chamber

777 Pearl Street Eugene, Oregon

This is to notify you that the City of Eugene has proposed land use regulations that may affect the permissible uses of your property and other properties. On November 16th, the Eugene City Council will hold three public hearings to consider amendments to Chapter 9 of the Eugene Code, recommended by the “Infill Compatibility Standards Task Team” (a group of neighborhood residents, developers, designers, and housing advocates selected by the Planning Commission). Adoption of the proposed regulations may affect the permissible uses of your property, and other properties in the affected areas, and may change the value of your property.

The first hearing will address the creation of the **Jefferson-Westside Special Area Zone (City File # CA 09-3, RA 09-02, Z 09-04)**. 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 new development requirements related to roof form, setbacks, parking, and open space in the Jefferson-Westside area that is 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. Allowable building height will be reduced in the R-3 zone from 50 feet to 35 feet, and in the R-4 zone from 120 feet to 50, 75, or 90 feet, depending on location and size of the development site. These regulations will replace those recently reinstated as part of the city’s MiCAP (Minor Code Amendments) process.

The third hearing will address **off-street parking in high density zones near the University of Oregon, and subsidized housing parking requirements throughout the city (City File # CA 09-7, RA 09-3)**. The purpose of these 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 subsidized 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 City Council will address the relevant approval criteria from Chapter 9 of the Eugene Code (EC) in evaluating 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. Testimony and evidence of those testifying should be directed toward the applicable criteria, or other criteria or land use regulations that the person testifying believes to apply to the decision. Following the public hearings, the Eugene City Council is scheduled to deliberate and take action on the amendments on December 14th.

How to Submit Testimony

1. Send a written statement to the City Council care of Planning Division staff member Terri Harding, 99 West 10th Avenue, Eugene, Oregon 97401 or by email to terri.l.harding@ci.eugene.or.us. To be included in the Council's packet, your statement must be received by the Planning Division by 5:00 pm on Friday, November 6th, 2009.
2. Submit a written statement between November 6th, 2009, and the public hearing, to one of the addresses listed above. The City Council will have less of an opportunity to read the written material prior to taking action.
3. Attend the public hearing on November 16th, 2009 and state your concerns. Your spoken testimony will be recorded in the minutes of the hearing. The City Council 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.

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 three proposed ordinances will be available for inspection 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, and copies are available for the cost of copying. Or, visit the Infill Compatibility Standards website at www.eugene-or.gov/infill to download a copy of the materials. The Planning Division staff report to the City Council will be available by 3:00 p.m. on Monday, November 9th, 2009 at the above specified locations.

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.