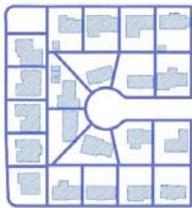


Agenda Overview

- 5:30 Arrive, Light Dinner
- 5:40 Welcome and Introductions
- 5:45 Project Introduction and Process Goals
Questions and Answers
- 6:30 Small Group Conversation: Fire/Life Safety (Emergency Response
and 19-Lot Rule)
- 7:15 Break
- 7:25 Small Group Conversation: Process for Site Review, Conditional
Use, and Planned Unit Development
- 8:20 Next Steps
- 8:30 Adjourn



CLEAR & OBJECTIVE Housing Approval Criteria Update

Working Group Meeting
September 9, 2018



Presentation Outline

1. Envision Eugene
2. Land Use Process
3. Clear & Objective Project

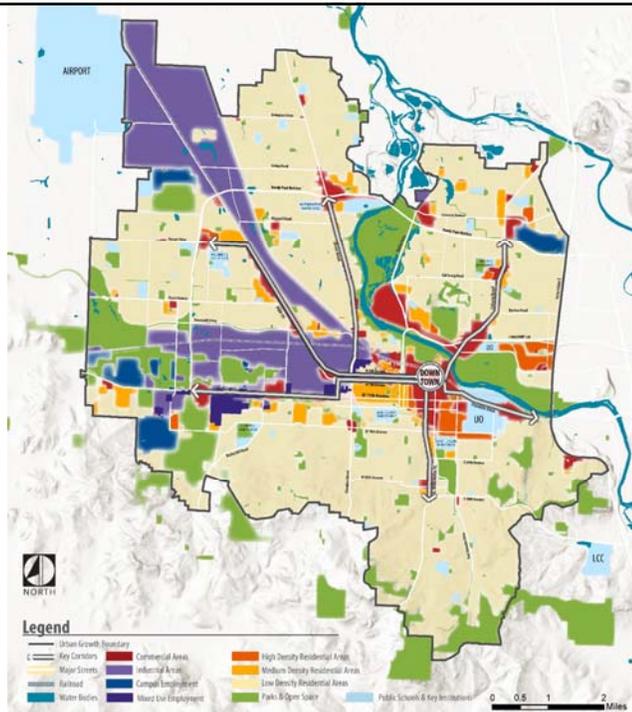


Envision Eugene Overview

7 Pillars of Envision Eugene



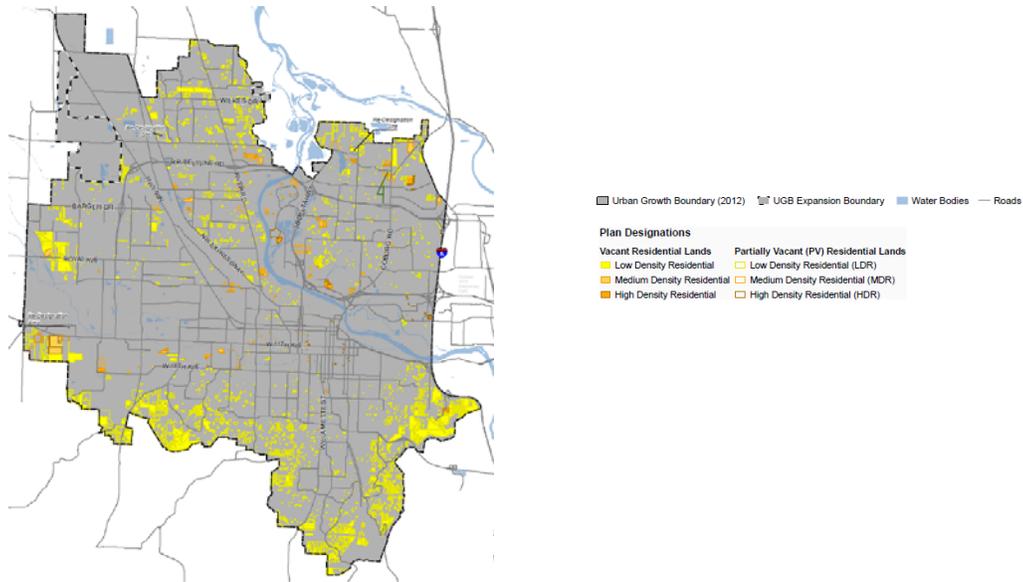
- Provide ample economic opportunities for all community members
- Provide housing affordable to all income levels
- Plan for climate change and energy resiliency
- Promote compact urban development and efficient transportation options
- Protect, repair, and enhance neighborhood livability
- Protect, restore, and enhance natural resources
- Provide for adaptable, flexible, and collaborative implementation



Community Vision
for Homes, Jobs, Parks & Schools



Eugene Residential Land Supply (2012-2032)



City Council Direction (2015)

- Establish Baseline UGB (2012-2032)
- Update Needed Housing Regulations
- Establish Urban Reserves
- Monitor/Report on Residential Growth
- Action to Address Results of Monitoring



City Council Direction (2015)

--Update the City's procedures and approval criteria for needed housing applications.

--Target for City consideration of proposed updates: within 1 year of State acknowledgement of the baseline UGB.



Why an update ?

- 15,000 new homes by 2032
- Legal challenges have affected our ability to address certain issues
- Our existing approval criteria are perceived by some as barriers to providing housing; and others feel they do not do enough to address neighborhood livability



Land Use Process



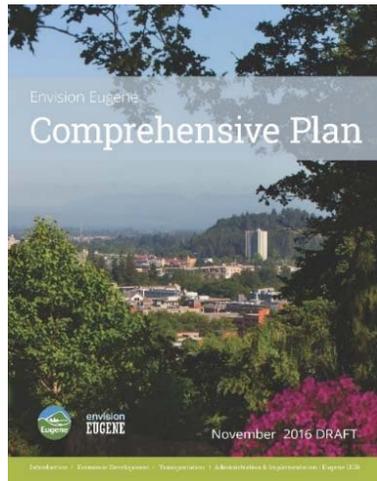
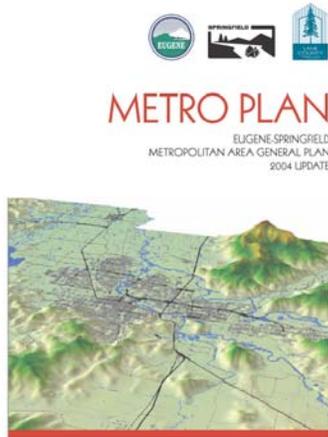
Oregon is an inspiration. Whether you come to it, or are born to it, you become entranced by our state's beauty, the opportunity she affords, and the independent spirit of her citizens.

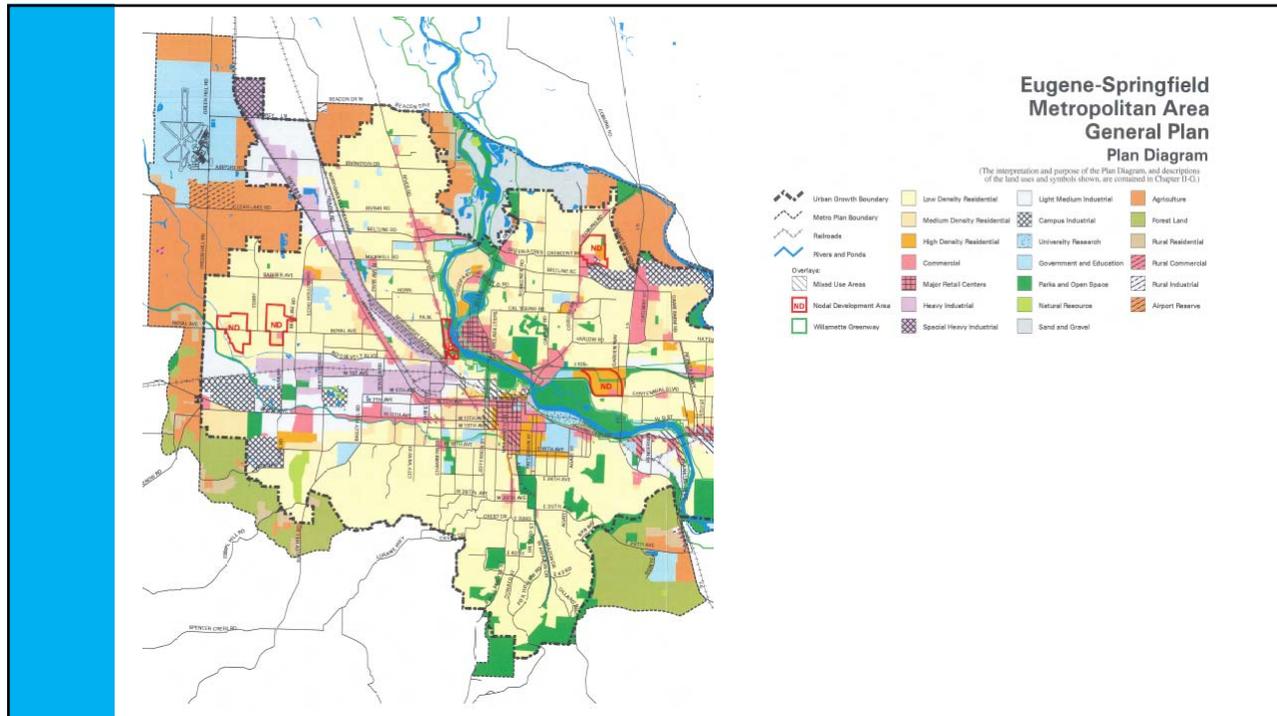
— Tom McCall —

AZ QUOTES



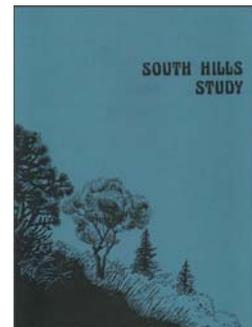
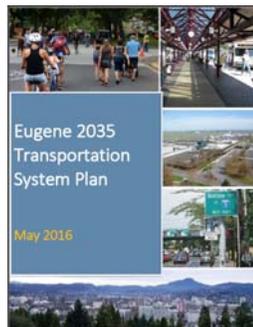
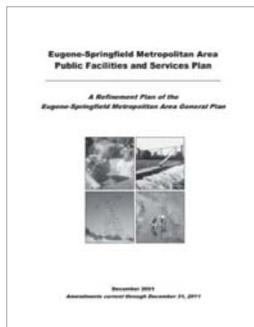
Comprehensive Plans

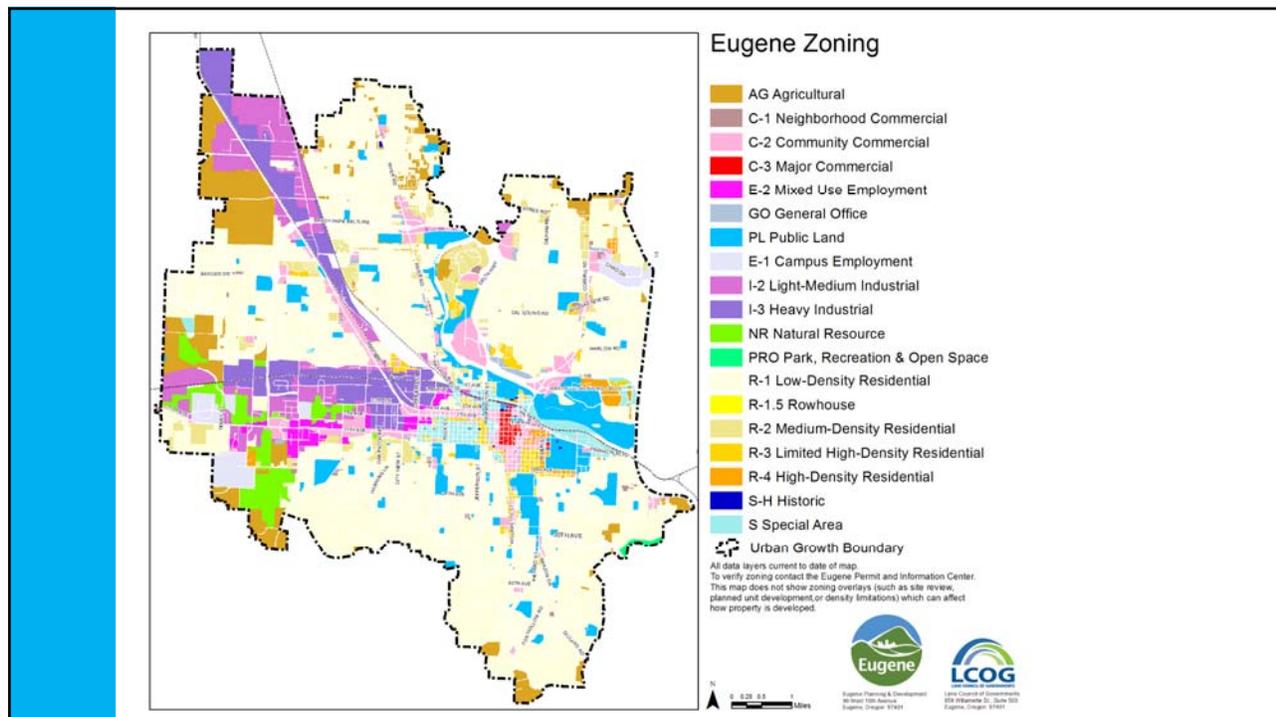




Other Adopted Plans

- Functional Plans
- Refinement/Neighborhood Plans
- Special Area Studies





Zoning

Regulates Uses:

- Allowed uses
- Prohibited uses
- Uses that need more process for approval (e.g. land use application)

Regulates Development:

- Building form, e.g. height, setbacks
- Residential density
- Paving/land coverage
- Parking
- Lighting, landscaping, access, etc.

Land Use Code

	R-1	R-1.5	R-2	R-3	R-4
Residential					
Dwellings. (All dwellings, including accessory dwellings, shall meet minimum and maximum density requirements in accordance with Table 9.2750 Residential Zone Development Standards unless specifically exempted elsewhere in this land use code. All dwelling types are permitted if approved through the Planned Unit Development process.)					
One-Family Dwelling (1 Per Lot in R-1), except as provided at EC 9.2741(10) for Churches, Synagogues and Temples)	P		P	P	P
Accessory Dwelling (1 Per Detached One-Family Dwelling on Same Lot)	P(2)		P(2)	P(2)	P(2)
Rowhouse (One-Family on Own Lot Attached to Adjacent Residence on Separate Lot with Garage or Carport Access to the Rear of the Lot)	P(3)	P(3)	P	P	P
Duplex (Two-Family Attached on Same Lot)	P(4)		P	P	P
Tri-plex (Three-Family Attached on Same Lot) See EC 9.5500	S(5)		S	S	S
Four-plex (Four-Family Attached on Same Lot) See EC 9.5500	S(6)		S	S	S
Multiple-Family (3 or More Dwellings on Same Lot) See EC 9.5500	PUD		S	S	S
Manufactured Home Park. Shall comply with EC 9.5400 or site review.	S or SR		S or SR		

	R-1	R-1.5	R-2	R-3	R-4
Density (1)					
Minimum Net Density per Acre	No Minimum	--	13 units	20 units	20 units
Maximum Net Density per Acre	14 units	--	28 units	56 units	112 units
Maximum Building Height (2), (3), (4), (5), (16), (17), (18)					
Main Building. Does not include main building on Alley Access Lot in R-1	30 feet	35 feet	35 feet	50 feet	120 feet
Main Building on Alley Access Lot in R-1	See (18)	--	--	--	--
Accessory Building.	See (16)	20 feet	25 feet	30 feet	30 feet
Accessory Dwelling	See (17)	--	See (17)	See (17)	See (17)
Minimum Building Setbacks (2), (4), (6), (9), (10), (11), (16), (17), (18)					
Front Yard Setback (excluding garages and carports)	10 feet	10 feet	10 feet	10 feet	10 feet
Front Yard Setback for Garage Doors and Carports (12)	18 feet	--	18 feet	18 feet	18 feet

(3) Building Height.

- (a) Except as provided in (b) and (c) below, in the R-3 and R-4 zone, the maximum building height shall be limited to 30 feet for that portion of the building located within 50 feet from the abutting boundary of, or directly across an alley from, land zoned R-1.
- (b) For that area bound by Patterson Street to the west, Agate Street to the east, East 18th Avenue to the north and East 20th Avenue to the south:

When is a land use application required?

- Use
- Zoning overlay
- Location
- Land Division
- Voluntary

Land Use Application Types

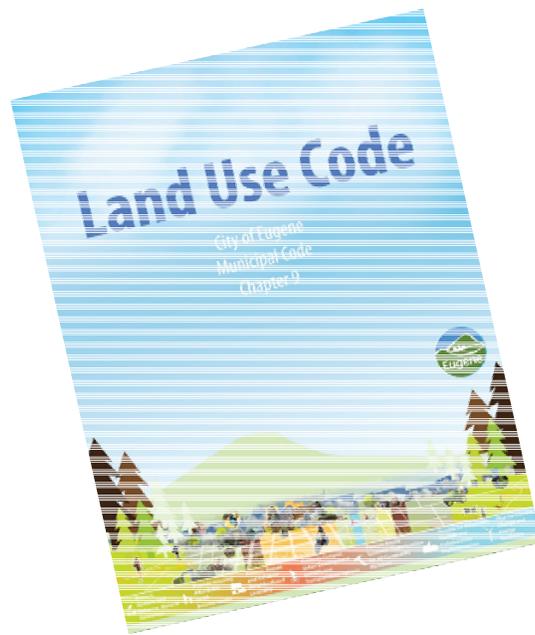
Types	Decision Maker	Examples
I	Planning Director	Property Line Adjustment
II	Planning Director	Partition, Site Review, Subdivision
III	Hearing Official	Conditional Use Permit, Planned Unit Development
IV	City Council	Refinement Plan Amendment
V	City Council	Land Use Code Amendment

What are approval criteria?

For each land use application type, there is a specific set of standards or rules from the Eugene land use code that a decision maker must apply when making a decision.

- 9.8520** Subdivision, Tentative Plan Approval Criteria - Needed Housing. The planning director shall approve, conditionally approve, or deny the subdivision application. Unless the applicant elects to use the general criteria contained in EC 9.8515 Subdivision, Tentative Plan Approval Criteria- General, where the applicant proposes needed housing, as defined by the State statutes, the planning director shall approve or approve with conditions a subdivision based on compliance with the following criteria:
- (1) The applicant has demonstrated that the proposed housing is needed housing as defined by State statutes.
 - (2) The proposed land uses and densities are consistent with the land use designation(s) shown on the comprehensive plan diagram, as refined in any applicable refinement plan.

Clear & Object Project Overview



To align the City's clear and objective land use application criteria and procedures for housing with our community's vision.

DJL2

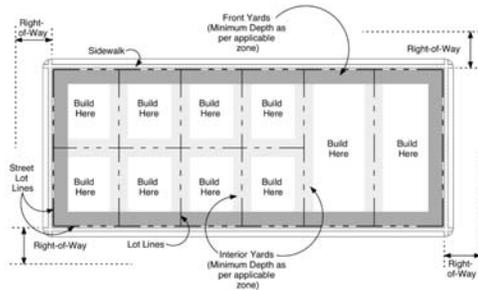


Eugene's Two Land Use Application Tracks

"Needed Housing" → Clear & Objective
 "General" → Discretionary

DJL2 Should we go into the NH issue?

DRAGOVICH Jenessa L, 9/13/2018



Clear & Objective
means *measurable*

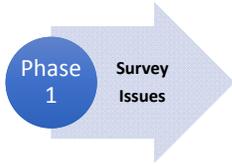


Project Scope

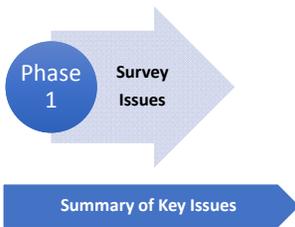
- Applies City-wide
- Encompasses all housing types
- Limited to clear and objective approval criteria and procedures for land use applications



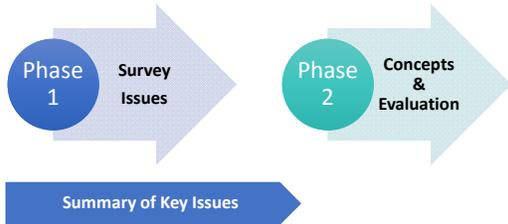
A phased approach



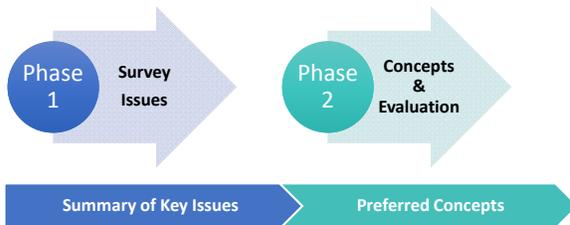
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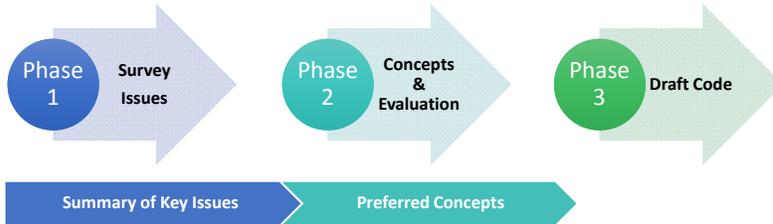
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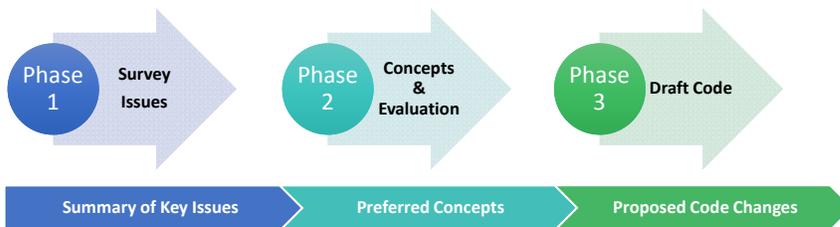
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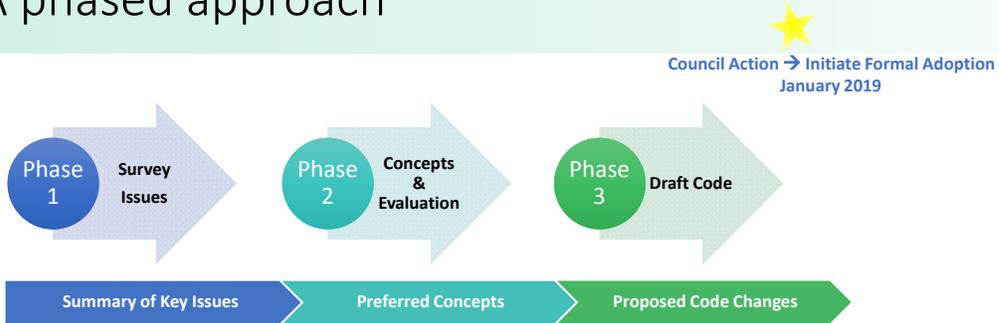
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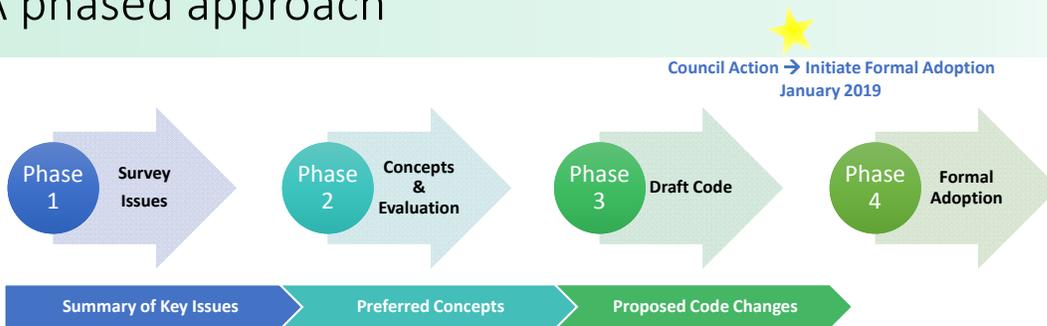
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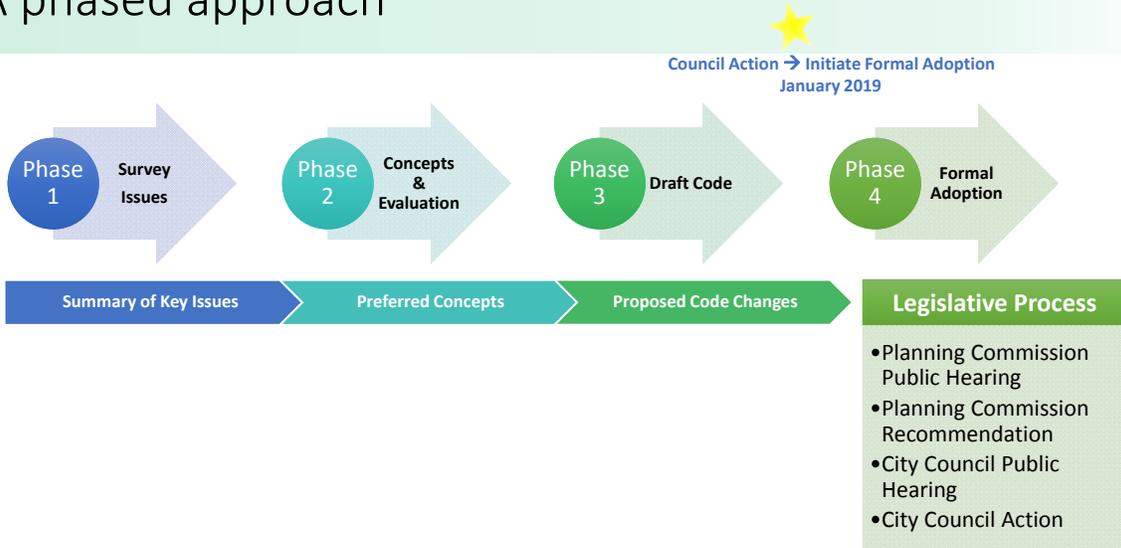
A phased approach



A phased approach



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