

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Work Session: Envision Eugene Implementation: Single-Family Code Amendments (City File CA 13-3)

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Meeting Date: October 30, 2013  
Department: Planning and Development  
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Agenda Item Number: A  
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#### **ISSUE STATEMENT**

This work session provides the City Council an opportunity to become familiar with a package of land use code amendments related to single-family housing in the R-1 Low Density Residential Zone, in advance of the upcoming public hearing. The proposed amendments would:

1. Add compatibility standards for secondary dwellings, existing alley access lots and accessory buildings citywide;
2. Allow for new alley access lots in certain areas, including compatibility standards; and
3. Provide interim protection measures in the Amazon, Fairmount and South University neighborhoods to prohibit certain dwelling types and land divisions, and limit certain uses until more comprehensive planning of these areas can be completed.

#### **BACKGROUND**

As part of Envision Eugene, the City Council initiated land use code amendments to promote secondary dwelling units and allow for alley access lots. These amendments directly implement several Envision Eugene strategies under the housing affordability and neighborhood livability pillars. Specifically, these amendments achieve the following Envision Eugene strategies:

- Implement the goals of the Infill Compatibility Standards (ICS) project to prevent negative impacts and promote positive impacts of residential infill by integrating compatibility and design standards. These code amendments also directly support the recommendations developed by the Single-Family Dwelling Infill Committee of ICS pertaining to secondary dwelling units and alley access lots.
- Address housing affordability by expanding housing choice and variety by facilitating smaller housing types.
- Serve as land use efficiency strategies to help accommodate a portion of the city's 20-year need for single-family housing inside the current urban growth boundary (UGB). It is estimated that approximately 125 additional single-family homes (approximately 40 alley access lots and 85 additional secondary dwellings) over 20 years could be accommodated within the current UGB through these strategies.

This code amendment package also includes interim protection measures for existing single-family neighborhoods surrounding the University of Oregon. As part of Envision Eugene, the City is committed to completing area planning for the university neighborhoods, including consideration of specific design standards for housing to address impacts from being proximate to the University of Oregon. However, this work is not slated to begin until after the local adoption of Envision Eugene, meaning that an adopted University Area Plan is likely two to three years off. Interim protection measures in the form of code amendments are intended to limit further negative impacts until the area planning process is completed. The interim measures would focus on the R-1 zoned areas in the South University, Fairmount and Amazon neighborhoods, which have experienced a substantial increase in unintended housing associated with the demand for student housing close to campus. These measures would remain in place until the area planning process is complete. It is expected that these interim measures would be replaced by a more comprehensive set of development and design standards established as part of the area planning effort.

A summary of the proposed land use amendments is provided as Attachment A. Draft code language is provided as Attachment B.

### **Code Concept Development**

The early concepts for the amendments related to secondary dwellings, accessory buildings and alley access lots emerged out of the City's Infill Compatibility Standards (ICS) project (beginning in 2007), which was led by a task team that included 14 neighborhood association representatives, a Housing Policy Board representative, and five additional members with the perspectives of builders, developers, and designers of market-rate and affordable infill housing.

The initial code concepts were largely influenced by the previous work of the ICS project, specifically the Single-Family Dwelling Subcommittee and R-1 Infill/Flag Lot Implementation Team (RIFLIT), as well as the Neighborhood Livability Working Group, best practices from other cities, and a review of Eugene land use code. Once drafted, the code concepts were reviewed and vetted by an external advisory group comprised of neighborhood advocates, designers and builders with expertise in single-family housing, and two Planning Commissioners. The majority of the members of the advisory group were also part of the original ICS/RIFLIT team.

Prior to the start of the formal adoption process, the concepts were sent out for broad public feedback to over 120 individuals that are interested in the topic or involved in a group or profession associated with neighborhood livability and infill, including neighborhood leaders and advocates, property owners, architects, designers and developers, Infill Compatibility Standards Task Team, and the Home Builder's Association. Other engagement and information opportunities included an open house in June 2013, highlighting the project in the Envision Eugene e-newsletter, an open invitation to neighborhood leaders and other interested parties to meet about the amendments, and the establishment of a project web page.

The concepts for the interim protection measures are a result of numerous conversations and processes held over the past several years, including Envision Eugene, the Neighborhood Livability Working Group, ICS and the multi-family code amendments, relating to the intense

development pressures currently experienced in the single-family neighborhoods surrounding the university.

### **Planning Commission Process/Recommendation**

The Planning Commission held a public hearing on September 10, 2013, to consider the proposed amendments. Twenty-five people testified at the public hearing and a total of 123 pieces of written testimony were received. The vast majority of that testimony was focused on the interim protection measures for the University neighborhoods.

Following the public hearing, the Planning Commission met over the course of several meetings to deliberate and provide a recommendation to the City Council. The Planning Commission voted unanimously (7 to 0) to recommend approval of the code amendment package, as modified through their deliberations. A summary of the Planning Commission's recommendation is provided as Attachment C. The Planning Commission recommendation includes a number of refinements to the proposed code that will be incorporated into the draft ordinances for the council's consideration.

### **Next Steps**

- A public hearing before the City Council is scheduled for November 18, 2013.
- A follow-up work session is scheduled for November 27, 2013, to answer remaining questions and begin deliberations.
- Additional deliberations and action is scheduled for December 9, 2013.

### **RELATED CITY POLICIES**

Findings addressing consistency with related City policies, including provisions of the Metro Plan and applicable refinement plans, will be included as an exhibit to the proposed ordinances, and will be provided as part of the public hearing materials.

### **COUNCIL OPTIONS**

This is an informational work session. No action is required at this time; however, options will be provided at the time of City Council deliberations and action scheduled following the November 18, 2013, public hearing.

### **CITY MANAGER'S RECOMMENDATION**

No recommendation at this time. This item is scheduled for a November 18, 2013, public hearing. Following the City's receipt of all testimony, the City Manager will make a recommendation to be included in the council packet for action, scheduled for December 9, 2013.

### **SUGGESTED MOTION**

None.

**ATTACHMENTS**

- A. Summary of Single-Family Code Amendments (Does not include Planning Commission recommendations.)
- B. Draft Code Language (Does not include Planning Commission recommendations.)
- C. Summary of Planning Commission recommendations

**FOR MORE INFORMATION**

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