

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Public Hearing:

Ordinance 1 - An Ordinance Concerning Single Family Code Amendments for Accessory Buildings, Alley Access Lots and Secondary Dwellings; Amending Sections 9.0500, 9.2740, 9.2741, 9.2750, 9.2751, 9.2760, 9.2761, 9.3125, 9.3626, 9.6105, 9.6410, 9.6505, 9.6745, 9.6775, 9.6870, 9.8030, and 9.8405 of the Eugene Code, 1971; Adding Sections 9.1245, 9.2737 and 9.2779 to that Code; and Providing an Effective Date

Ordinance 2 - An Ordinance Concerning Single Family Code Amendment Protection Measures Specific to the University Area; Amending Sections 9.1245, 9.2735, 9.2740, 9.2741, 9.2750, 9.2751, 9.2761, 9.6410, 9.6745, 9.8030, and 9.8415 of the Eugene Code, 1971; and Providing an Effective Date
(City File CA 13-3)

Meeting Date: November 18, 2013
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Alissa Hansen
Contact Telephone Number: 541-682-5508

ISSUE STATEMENT

The City Council will hold a public hearing to consider a package of land use code amendments related to single-family housing in the R-1 Low Density Residential zone. The proposed amendments would:

- Add citywide compatibility standards for structures that are currently allowed, including secondary dwellings, existing alley access lots and accessory buildings;
- Allow for new alley access lots in certain areas, including compatibility standards; and
- 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.

A summary of the amendments is provided in Attachment A, and the proposed ordinances are provided as Attachment B and C. The amendments were split into two ordinances for the purposes of the public hearing; however, because the second ordinance is dependent upon changes in the first ordinance, they will be recombined into one ordinance prior to City Council action.

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. The Planning Commission's recommendation, including a vote count for each recommended modification and brief summary of the discussion where the vote was not unanimous, is provided as Attachment D.

The Planning Commission recommendation includes a number of refinements to the proposed code that have been incorporated into the draft ordinances for the council's consideration, with the exception of interim standards pertaining to secondary dwellings in the University area. While the Planning Commission recommended adding development standards to allow for secondary dwellings (rather than prohibit them as originally proposed), the draft code language was not complete in time to meet the City Charter requirement for the posting of the ordinance. The proposed interim development standards for secondary dwellings in the University area, based on the Planning Commission's recommendation, are provided as Attachment E for the public and council's consideration.

The City Council held a work session on October 30, 2013, to receive an overview of the amendments. Following the public hearing, the City Council is scheduled to hold another work session, on November 27, 2013, to begin deliberations. A recommendation will be included in the City Council packet for action, scheduled for December 9, 2013.

A complete set of record materials, are available for review in a binder located at the City Council Office, and via <http://www.eugene-or.gov/index.aspx?NID=2088>.

RELATED CITY POLICIES

Findings addressing consistency with related City policies, including provisions of the Metro Plan and applicable refinement plans, are included as an exhibit to the proposed ordinance (Exhibit A of Attachment B and Attachment C).

COUNCIL OPTIONS

No action is required at this time; however, options will be provided at the time of City Council deliberations and action scheduled for December 9, 2013.

CITY MANAGER'S RECOMMENDATION

This item is scheduled for a public hearing only. Following the City's receipt of all testimony, the City Manager will make a recommendation to be included in the council packet for action on December 9, 2013.

SUGGESTED MOTION

No motion is proposed as this item is scheduled for a public hearing only. Following the City's receipt of all testimony, the City Manager will make a recommendation and associated motion to be included in the council packet for action on December 9, 2013.

ATTACHMENTS

- A. Summary of Single Family Code Amendments
- B. Proposed Ordinance #1: Accessory Buildings, Alley Access Lots and Secondary Dwellings
- C. Proposed Ordinance #2: University Area Protection Measures
- D. Planning Commission Recommendation
- E. Proposed Code Language for University Area Interim Secondary Dwellings Standards

As noted above, a complete set of record materials is available for review in a binder located at the City Council Office. This information is also available via <http://www.eugene-or.gov/index.aspx?NID=2088>

FOR MORE INFORMATION

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