

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session/Action on Envision Eugene Implementation: An Ordinance Concerning Employment and Industrial Zones

Meeting Date: May 14, 2014
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: A
Staff Contact: Terri Harding
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ISSUE STATEMENT

The City Council will deliberate and take action on a package of zone changes and land use code amendments related to Employment and Industrial zones. The proposed amendments will:

- 1) Create more business and job development opportunities in the city's three areas designated Campus Industrial (Chad Drive, Willow Creek, and Greenhill Technology Park) through the E-1 Campus Employment zone;
- 2) Provide commercial-industrial zone flexibility and consistent development standards in the West Eugene Study Area through application of the E-2 Mixed-Use Employment and C-2 Community Commercial zones; and
- 3) Update the I-2 Light-Medium Industrial and I-3 Heavy Industrial zones to better meet the purpose of the zones and the goals of Envision Eugene.

BACKGROUND

The Envision Eugene recommendation identified a shortfall of land needed to accommodate commercial jobs over the next 20 years. At the time of the recommendation, the 20-year projection for commercial jobs was 21,450. Based on updated information, the 20-year projection has increased to 22,025 jobs. A good portion of these jobs, about 17,440 of them, can be accommodated on land inside the existing the urban growth boundary (UGB) without any action needed. The remaining 4,625 commercial jobs must either be accommodated by expanding the UGB or by taking action to use land more efficiently inside the existing UGB.

At the City Council's direction, staff has undertaken the Employment and Industrial Code Amendments and Zone Changes to promote additional commercial jobs inside the UGB. It is estimated that approximately 4,250 additional jobs could be accommodated over 20 years within the current UGB through these strategies. The remaining 375 commercial jobs can be accommodated through other efficiency measure actions.

These amendments directly implement several Envision Eugene strategies under the *economic opportunity* and *compact development and efficient transportation* pillars. A summary of the amendments is provided in Attachment A, and the proposed ordinance is provided as Attachment B.

City Council Process

Following a unanimous recommendation for approval by the Eugene Planning Commission in January 2014, the City Council held a public hearing on the package of zone changes and code amendments.

At the April 21, 2014, City Council public hearing, testimony was received from nine individuals. Seven of the speakers were supportive of adopting the ordinance as soon as possible. One speaker was supportive of the ordinance but requested a change to the outdoor storage requirements in the E-1 zone. The ninth speaker did not speak directly to the ordinance. The council did not raise any questions for staff after the hearing was closed.

Regarding the request for different outdoor storage standards in the E-1 Campus Employment Zone, staff notes that the Planning Commission considered various options for allowing outdoor storage on lots abutting residential zones. The ordinance being considered allows only passenger vehicular fleet parking, and no other outdoor storage, on lots abutting residential zones. The option requested in testimony at the April 21 hearing would allow for other types of outdoor storage on the six individual properties that abut residential zones (all in the Chad Drive area). The Planning Commission thoroughly discussed this issue, and decided to add outdoor storage allowances to the majority of the E-1 zone, where the current code prohibits it. Therefore, staff recommends keeping the standards as they are written (Ordinance page 25).

The proposed ordinance and exhibits are included as Attachment B. The full record of materials is available for review in a binder located at the City Council Office and on the City's website at: <http://or-eugene.civicplus.com/index.aspx?NID=2079>.

RELATED CITY POLICIES

Findings addressing the applicable approval criteria, including Statewide Planning Goals, the Metro Plan, and applicable refinement plans, are provided as an exhibit to the ordinance in Attachment B.

COUNCIL OPTIONS

Following deliberations, the City Council may consider the following options:

1. Approve the ordinance
2. Approve the ordinance with specific modifications as determined by the City Council
3. Deny the ordinance

CITY MANAGER'S RECOMMENDATION

Following the council's deliberations on this request, the City Manager recommends approval of the ordinance as provided in Attachment B.

SUGGESTED MOTION

Move to approve the ordinance concerning Employment and Industrial zones contained in Attachment B.

ATTACHMENTS

- A. Summary of Employment and Industrial Code Amendments
- B. Ordinance Concerning Employment and Industrial Zones

FOR MORE INFORMATION

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