

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Work Session: Envision Eugene Implementation – Residential Re-Designation Package Update and Approval to Allow for New Evidence during Public Hearing

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Meeting Date: May 28, 2014  
Department: Planning & Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: A  
Staff Contact: Heather O'Donnell  
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#### **ISSUE STATEMENT**

This work session is an opportunity to update the council on the residential re-designation component of the Envision Eugene efficiency strategies to accommodate more homes inside the current urban growth boundary (UGB). Additionally, as required by Eugene code, the City Council is required to take action to allow public hearing participants to offer new evidence on the residential re-designation package which is scheduled for public hearing on June 3, 2014.

#### **BACKGROUND**

As part of Envision Eugene, the City's plan to establish a new Eugene-only UGB and accommodate the next 20 years of growth, the City Council initiated land use re-designations to accommodate more of the 20-year housing need inside the current UGB. The Residential Re-designation amendments are scheduled to come before the City Council for a joint public hearing with the Lane County Board of Commissioners on June 3, 2014. The County Board of Commissioners is required to act on two sites that are inside the UGB, but outside the city limits (Crow Road and Irving Road/Eagles). A map of all of the sites under consideration is included in Attachment A.

The 2012 Envision Eugene recommendation identified a shortfall of land needed to accommodate low-density residential (single-family) uses over the next 20 years. At the time of the recommendation, the 20-year projection for additional low-density residential homes was 8,682. Based on updated information, the 20-year projection has increased to 8,754 homes. A good portion of these homes, about 7,516 of them, can be accommodated on land inside the existing UGB without any action needed. The remaining 1,238 low-density homes must either be accommodated by taking action to use land more efficiently inside the existing UGB or by expanding the UGB. Per state law, and at the City Council's direction, staff has undertaken projects that will accommodate some of the remaining low-density residential need inside the existing UGB through land use efficiency measures.

Residential re-designation is a proposed efficiency measure, where sites throughout the city are proposed for re-designation/rezoning. The goals of the amendments are to:

- 1) Serve as land use efficiency strategies to help accommodate a portion of the city's 20-year need inside the current UGB.
- 2) Promote compact development and denser housing types closer to existing and planned services in and near downtown, along key transit corridors, and in core commercial areas; and
- 3) Support subsidized affordable housing projects.

Depending on which specific sites are re-designated by the council, the package of residential re-designation proposals could accommodate the following:

- approximately 733 low-density residential homes (typically single-family housing)
- approximately 35 medium-density residential homes (typically multi-family housing)
- approximately 10 commercial acres

<b>Location</b>	<b>New Capacity Created</b>
Crow Road Study Area	561 Low-Density Residential dwellings 10 Commercial acres
Gilham Road	38 Low-Density Residential dwellings
13th Avenue/Naval Reserve	35 Medium-Density Residential dwellings
Irving Road/Eagles	32 Low-Density Residential dwellings
Willamette Street/Rest-Haven	102 Low-Density Residential dwellings

Estimated dwelling capacity is based on city-wide density averages

Attachment B is a Summary of the Residential Re-designation Proposal that details the recommended changes in each of the five areas, which are also reflected on the individual site maps in Attachment C.

### Public Process

Various public involvement efforts have been completed for the proposed re-designation areas. To the extent that staff has been able to contact affected property owners, the re-designations/rezoning are based on their desired future use of their property. The following outreach efforts occurred in addition to Planning Commission work sessions and previous Envision Eugene open houses:

- Crow Road Study Area: Property owner and resident outreach efforts occurred June 2011-October 2013 and included letters, workshops with questionnaires, and individual meetings and correspondence
- Gilham Road: Individual correspondence with property owner, interested parties, and neighborhood representative
- 13th Avenue/Naval Reserve: individual correspondence with adjacent property owners and neighborhood representative
- Irving Road/Eagles: Letter to nearby property owners and residents, individual correspondence with residents and neighborhood representative
- Willamette Street/Rest-Haven: Letter to nearby property owners and residents, outreach meetings, individual correspondence with residents and neighborhood representatives

The Planning Commission held a public hearing on the proposed re-designation package in November 2013, and deliberated over three meetings between December and January, 2014. Attachment D is a Summary of the Planning Commission Recommendation.

#### Residential Re-designation: New Evidence

The Eugene Code sets out different procedures for Metro Plan amendments and Land Use Code Amendments. Metro Plan amendment procedures require that no new evidence be allowed at the council hearing while the Land Use Code amendment procedures do not limit the submittal of testimony or new evidence at the council public hearing. However, the Metro Plan amendment procedures also allow for the City Council to establish a different process. (See Eugene Code sections 9.7735(4) and 9.7750(1)).

Approval of this request would allow the City Council to consider public comments on all aspects of the Residential Re-designation amendment package, including comments not raised during the Planning Commission proceedings. If the City Council does not approve this request, the decision will need to be based on testimony and information submitted in the Planning Commission process and testimony at the June 3 public hearing would not be able to include any new evidence. Approval to allow new evidence does not infer council support for the proposed amendments, but rather allows the City Council to consider public comments on all aspects of the Envision Eugene Residential Re-designation amendment package.

#### **RELATED CITY POLICIES**

The City Council's adopted Vision, Goals and Outcomes include the following relevant goal and outcomes:

##### **Effective, Accountable Municipal Government**

A government that works openly, collaboratively, and fairly with the community to achieve measurable and positive outcomes and provide effective, efficient services.

- Transparent and interactive communication
- Public engagement that involves the community broadly

Policy analysis relevant to the Envision Eugene Residential Re-designation amendment package will be included in the June 3, 2014 public hearing packet.

#### **COUNCIL OPTIONS**

The City Council may consider the following options:

1. Allow hearing participants to offer new evidence on the Residential Re-designation amendment package at the City Council public hearing.
2. Decline to allow for hearing participants to offer new evidence on the Residential Re-designation amendment package at the City Council public hearing.

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

The City Manager recommends the City Council allow new evidence on the Residential Re-designation amendment package at the City Council public hearing.

### **SUGGESTED MOTION**

Move to allow hearing participants to offer new evidence on the Residential Re-designation amendment package at the City Council public hearing.

### **ATTACHMENTS**

- A. City-Wide Map of Residential Re-designation Sites
- B. Summary of Residential Re-designation Proposal
- C. Residential Re-designation Proposal Site Maps
- D. Summary of Planning Commission Recommendation

### **FOR MORE INFORMATION**

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[www.envisioneugene.org](http://www.envisioneugene.org) > Implementation Projects > Residential Redesignation