

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Initiation of Land Use Code Amendment to Facilitate the Siting of a Clinic Operated by the United States Department of Veterans Affairs

Meeting Date: September 26, 2011
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2C
Staff Contact: Alissa Hansen
Contact Telephone Number: 541-682-5508

ISSUE STATEMENT

This item is a request for the City Council to initiate an amendment to the land use code to remove a barrier within the I-1 Campus Industrial Zone that restricts the siting of a clinic operated by the United States Department of Veterans Affairs. The Eugene Code requires City Council initiation of any amendment to the land use code. City Council initiation of such an amendment does not infer City Council support for the amendment, but rather begins the public process through which the council will consider the merits of the amendment

BACKGROUND

Members of the City Council have expressed interest in supporting the siting of a new Veterans Affairs (VA) outpatient clinic in Eugene. Although much of the current siting process is controlled by the Department of Veterans Affairs, the City can have an influence through its land use code. Currently, such a clinic is permitted outright in all commercial zones and several special area zones (Chase, Whiteaker and Walnut), and is allowed in the limited-high and high-density residential zones subject to a conditional use permit. The use is currently not allowed in any industrial zones. While such a use is likely not compatible with the range of manufacturing uses permitted in the light-medium and heavy industrial zones, it may be appropriate to be sited along with the types of employment allowed in campus industrial areas. Because the VA is currently seeking a site with a minimum of 13 acres, the allowance of this use in the I-1 Campus Industrial zoned areas also provides more options and flexibility in the siting of the VA clinic in Eugene given the amount of I-1 zoned vacant land.

Initiation of such an amendment does not infer City Council support for the amendment, but rather allows for the amendment to proceed through the public process, which includes a Planning Commission public hearing and recommendation and for the City Council to consider the merits of the request, before making a decision on the matter. Additional background information regarding this request will be provided in the agenda packet for a public hearing on this item. Findings providing a detailed analysis of the proposal relative to the applicable approval criteria from the Eugene Code will also be provided in conjunction with the hearing packet. The applicable approval criteria from section 9.8065(3) of the Eugene Code require that a code amendment be consistent with the Statewide Planning Goals, the Metro Plan and applicable adopted refinement plans.

RELATED CITY POLICIES

The applicable adopted plan is the Metro Plan, and those refinement plans that cover I-1 zoned areas (Willow Creek Special Area Study, Bethel Danebo Neighborhood Refinement Plan Phase 2 and Willakenzie Area Plan). However, as this item is a request to initiate a land use code amendment only and not to consider the merits of the proposal, any relevant policy analysis will be provided in conjunction the public review process, which will include a public hearing before the City Council.

COUNCIL OPTIONS

The City Council may consider the following options:

1. Initiate the land use code amendment
2. Decline to initiate the land use code amendment

CITY MANAGER'S RECOMMENDATION

Option 1: The City Manager recommends the City Council initiate the land use code amendment to allow an outpatient clinic operated by the United States Department of Veterans Affairs as a permitted use under the Government Services category in the I-1 Campus Industrial zone.

SUGGESTED MOTION

Move to initiate an amendment of the land use code to allow an outpatient clinic operated by the United States Department of Veterans Affairs as a permitted use under the Government Services category in the I-1 Campus Industrial zone.

ATTACHMENTS

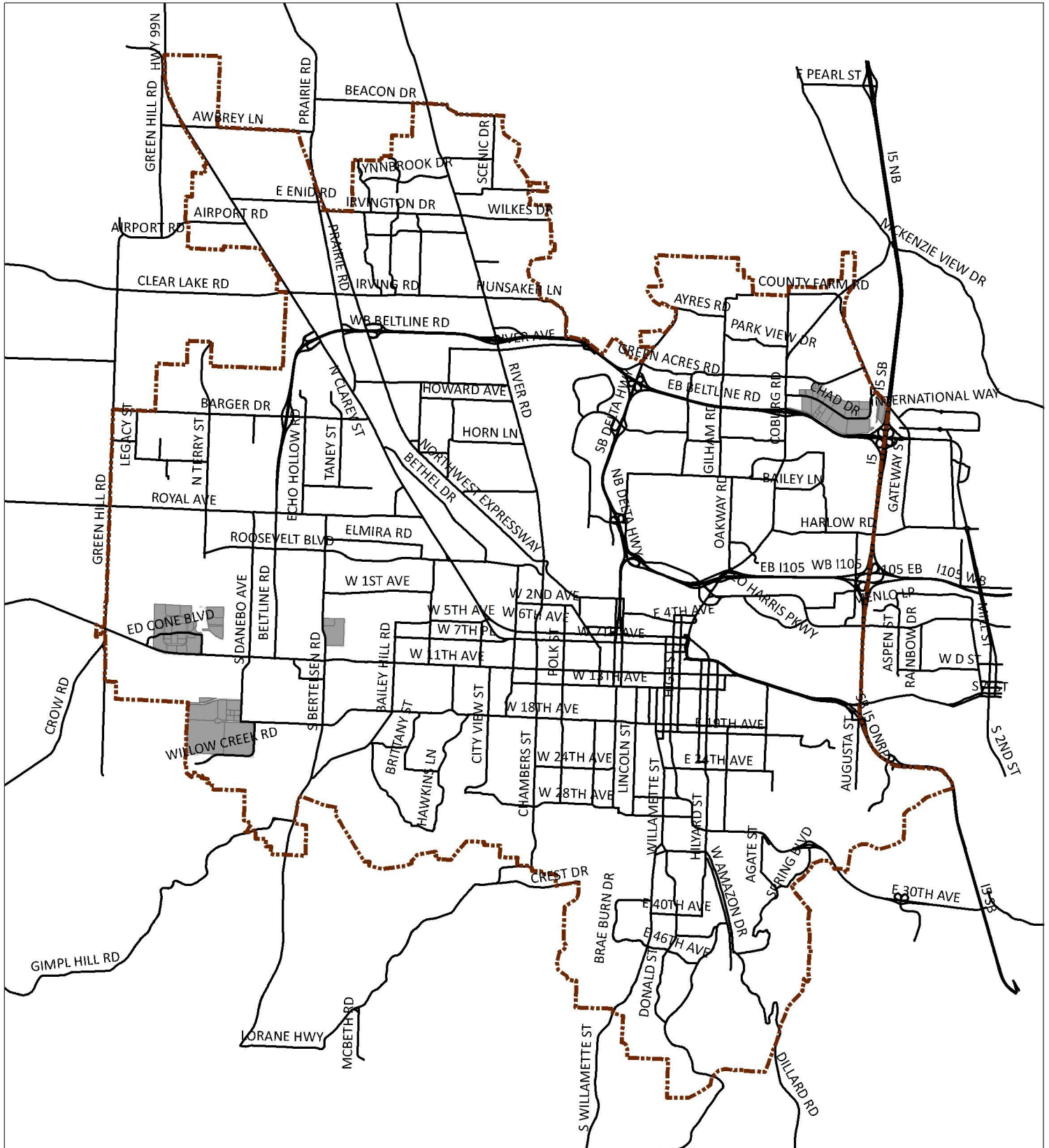
- A. Map of I-1Campus Industrial Zoned Property

FOR MORE INFORMATION

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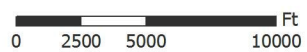


I-1 Zoned Properties



■ I-1 Zoned Property

▭ Eugene UGB



9/19/11