

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Approval to Allow for New Evidence on a Metro Plan Amendment during the Public Hearing on the Downtown/Mixed Use Code Amendments

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Meeting Date: June 24, 2013  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

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

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#### **ISSUE STATEMENT**

This item is a request for the City Council to take action to allow hearing participants to offer new evidence on a Metro Plan amendment that is part of the Downtown/Mixed Use Code Amendments scheduled for a City Council public hearing. Approval to allow new evidence does not infer council support for the Metro Plan amendment, but rather allows the City Council to consider citizen comments on all aspects of the Downtown/Mixed Use amendment package.

#### **BACKGROUND**

As part of Envision Eugene, the City Council initiated amendments to facilitate desired mixed use development for downtown, along transit corridors and in commercial areas. Consistent with this direction, the purpose of these amendments is to facilitate compact urban development by changing land use regulations to better align with Envision Eugene. These amendments are also necessary as part of the City's strategy to accommodate the City's 20-year need for commercial and multi-family housing inside the current urban growth boundary (UGB).

The Downtown/Mixed Use amendments are scheduled to come before the City Council for a public hearing on July 15, 2013. Included in the package of amendments is a proposed land use code amendment to exempt a portion of downtown from the traffic impact analysis (TIA) application requirement. This particular amendment is accompanied by a concurrent Metro Plan/TransPlan amendment to revise a policy to allow for reduced levels of service within the same downtown area.

The Eugene Code sets out specific procedures for land use code amendments that are different from the Metro Plan amendment procedures. While the land use code amendment procedures do not limit the submittal of testimony or new evidence at the council public hearing, the Metro Plan amendment procedures require that no new evidence be allowed at the council 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 citizen comments on all aspects of the Downtown/Mixed Use amendment package, including the proposal to allow for reduced

levels of service within a portion of the downtown area.

Additional background information, analysis, findings and the Planning Commission recommendation regarding the Downtown/Mixed Use Amendments will be provided in the agenda packets for the July 13, 2013 council public hearing on this item.

### **RELATED CITY POLICIES**

This item is a request to allow hearing participants to offer new evidence on a Metro Plan amendment that is part of the Downtown/Mixed Use Code Amendments scheduled for a City Council public hearing, and not to consider the merits of the proposal. Relevant policy analysis will be provided in conjunction with the public review process, which will include a July 15, 2013, public hearing before the City Council.

### **COUNCIL OPTIONS**

The City Council may consider the following options:

1. Allow hearing participants to offer new evidence on the Metro Plan amendment at the City Council public hearing on the Downtown/Mixed Use amendments
2. Decline to allow for hearing participants to offer new evidence on the Metro Plan amendment at the City Council public hearing on the Downtown/Mixed Use amendments

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

The City Manager recommends the City Council approve the allowance of new evidence specific to the Metro Plan amendment at the City Council public hearing on the Downtown/Mixed Use amendments.

### **SUGGESTED MOTION**

Move to allow hearing participants to offer new evidence on the Metro Plan amendment at the City Council public hearing on the Downtown/Mixed Use amendments.

### **ATTACHMENTS**

A. None

### **FOR MORE INFORMATION**

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