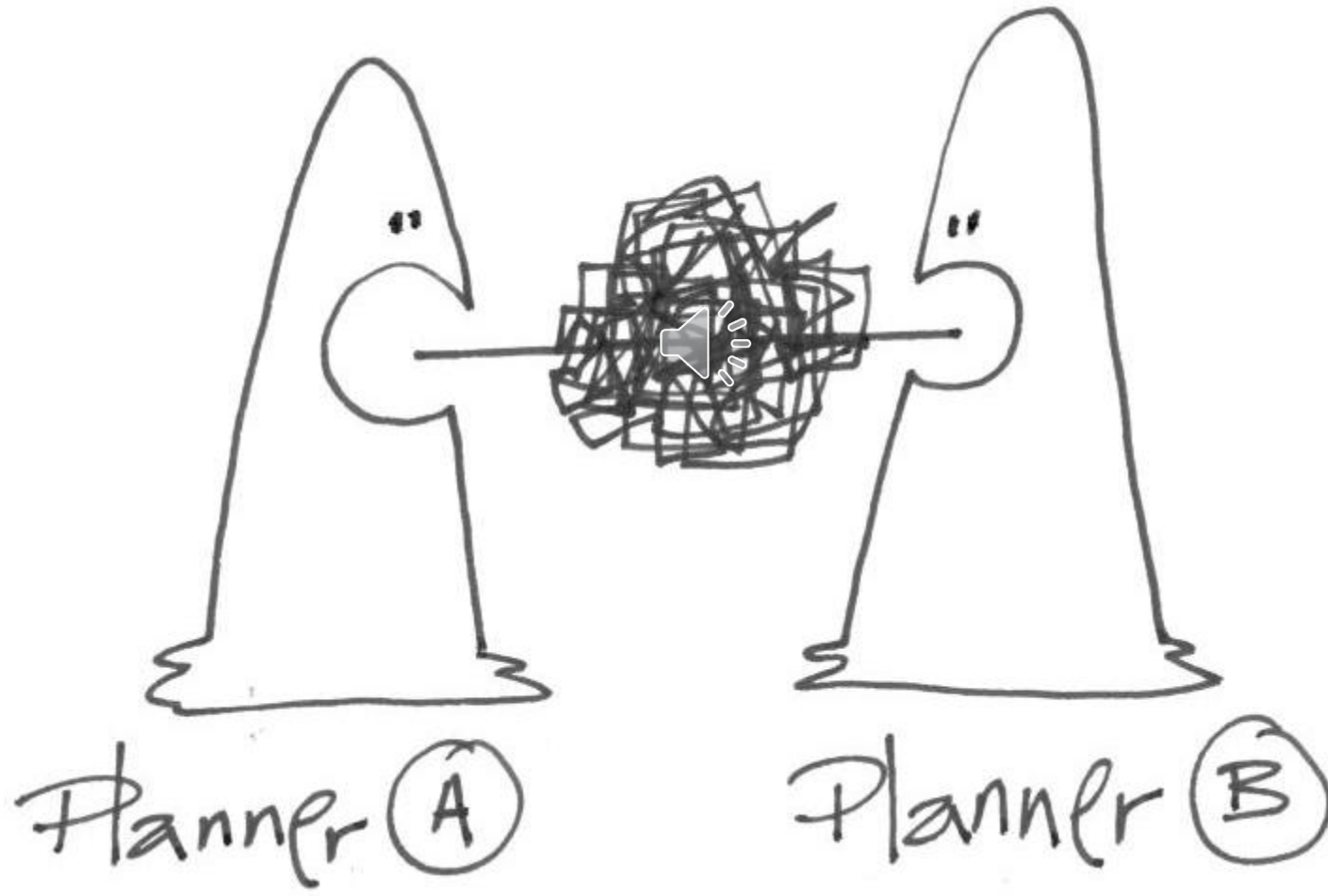


Planning 101

Basic Concepts and Resources

March 2018





<http://www.adliterate.com/archives/talking%20bollocks.JPG>



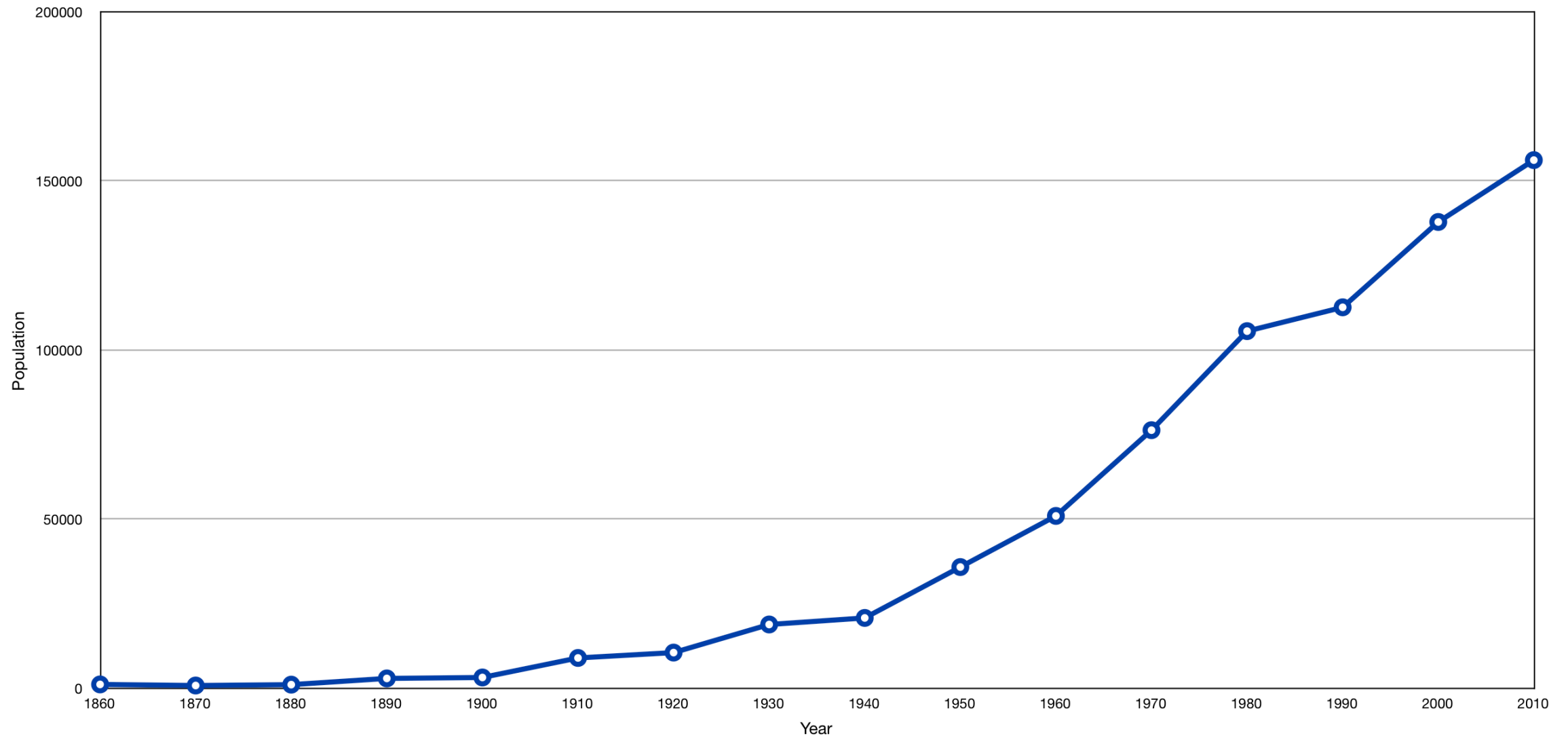
1. What is Planning, and why is it important?



What is planning?

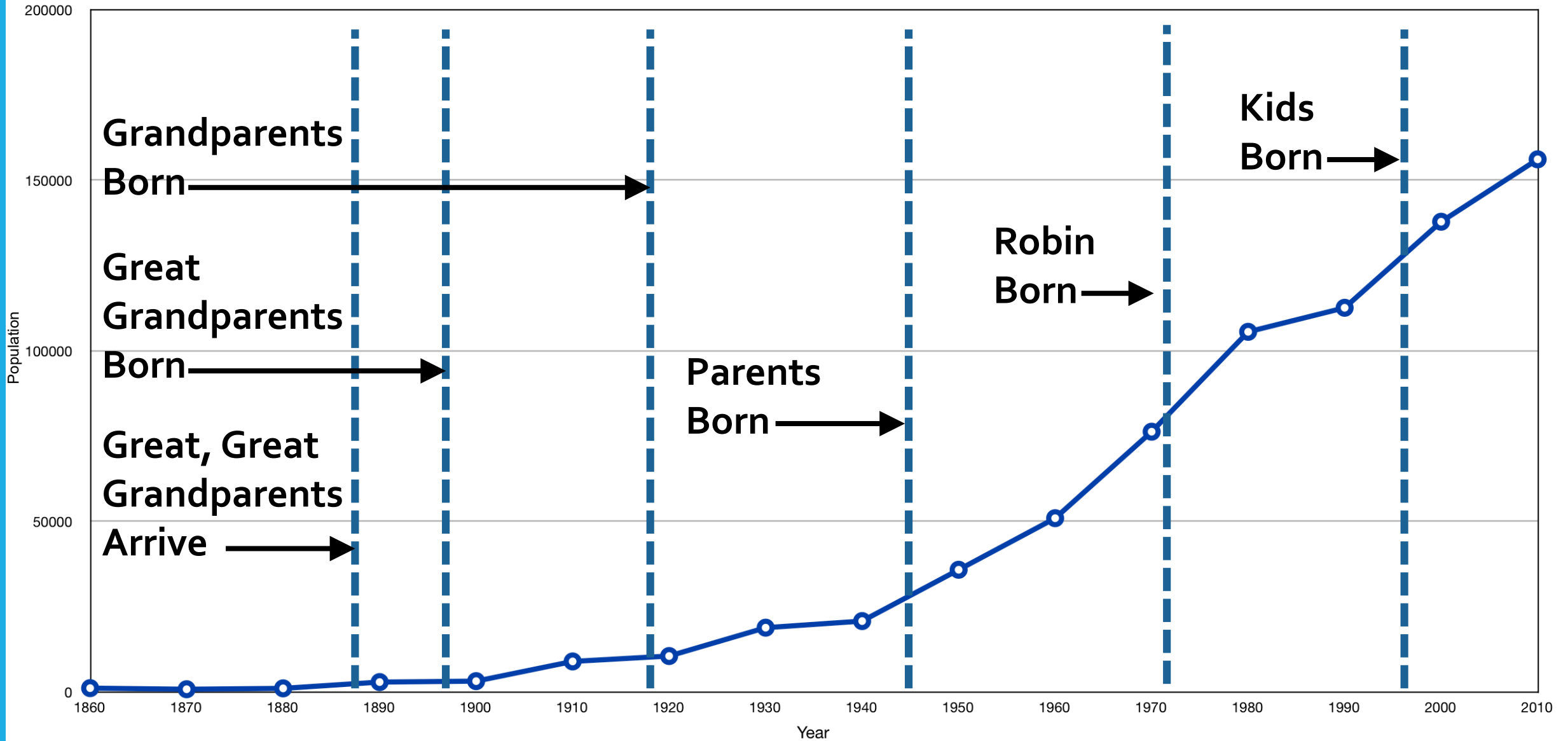
Working together to decide how we want our community to look, feel and function, and taking actions that help us get there.

Eugene Population Growth 1860 - 2010





Eugene Population Growth 1860 - 2010







<http://a.scpr.org/i/o41f7doef687d17ff372244ff4191e77/59029-full.jpg>



Oregon is an inspiration. Whether you come to it, or are born to it, you become entranced by our state's beauty, the opportunity she affords, and the independent spirit of her citizens.

— Tom McCall —







2. Planning Basics – How Does it Work?

How do we guide our future?

1. **Vision** (where we're headed and why)
2. **Policies** (guidelines for making choices moving forward)
3. **Regulations** (legal standards for approving projects)
4. **Other Actions** (e.g. programs, public investments)

Eenvision Eugene

A Community Vision for 2032



March 14, 2012
City of Eugene
Planning and Development Department

THE 7 PILLARS OF ENVISION EUGENE

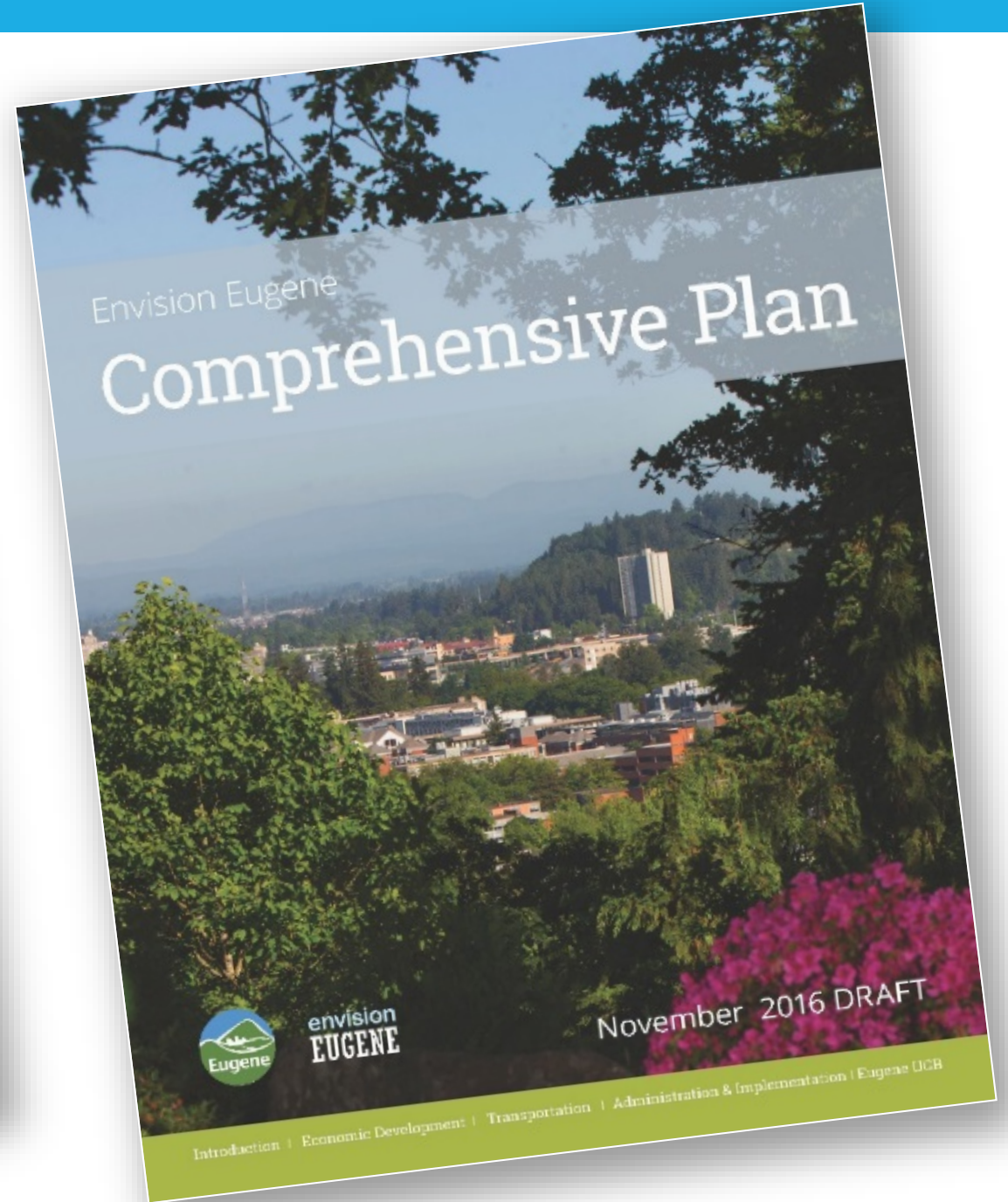


- Provide ample economic opportunities for all community members
- Provide housing affordable to all income levels
- Plan for climate change and energy resiliency
- Promote compact urban development and efficient transportation options
- Protect, repair, and enhance neighborhood livability
- Protect, restore, and enhance natural resources
- Provide for adaptable, flexible, and collaborative implementation



METRO PLAN

EUGENE-SPRINGFIELD
METROPOLITAN AREA GENERAL PLAN
2004 UPDATE



Envision Eugene

Comprehensive Plan



envision
EUGENE

November 2016 DRAFT

Introduction | Economic Development | Transportation | Administration & Implementation | Eugene UCB

PUBLIC HEARING NOTICE



WEDNESDAY, JANUARY 31, 2018 — SLOAT ROOM, ATRIUM BUILDING, 99 WEST 10TH AVENUE — 5:00 PM

Request

Zone change from AG Agricultural to R-1 Low Density Residential

Location

End of 25th Avenue

Assessor's Map/Tax Lot

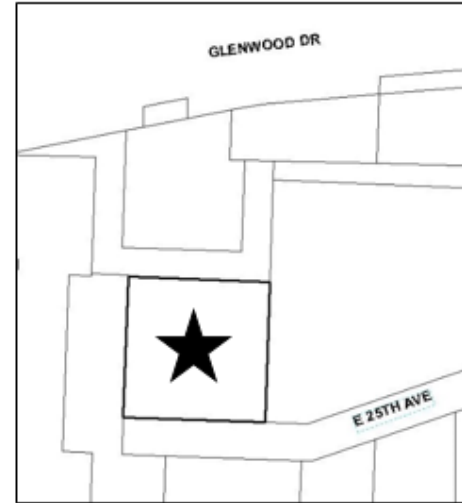
18-03-03-20/01306

File Name/Numbers

Hengel, Andrew (Z 17-8)

Applicant's Representative

Renee Clough, Branch Engineering



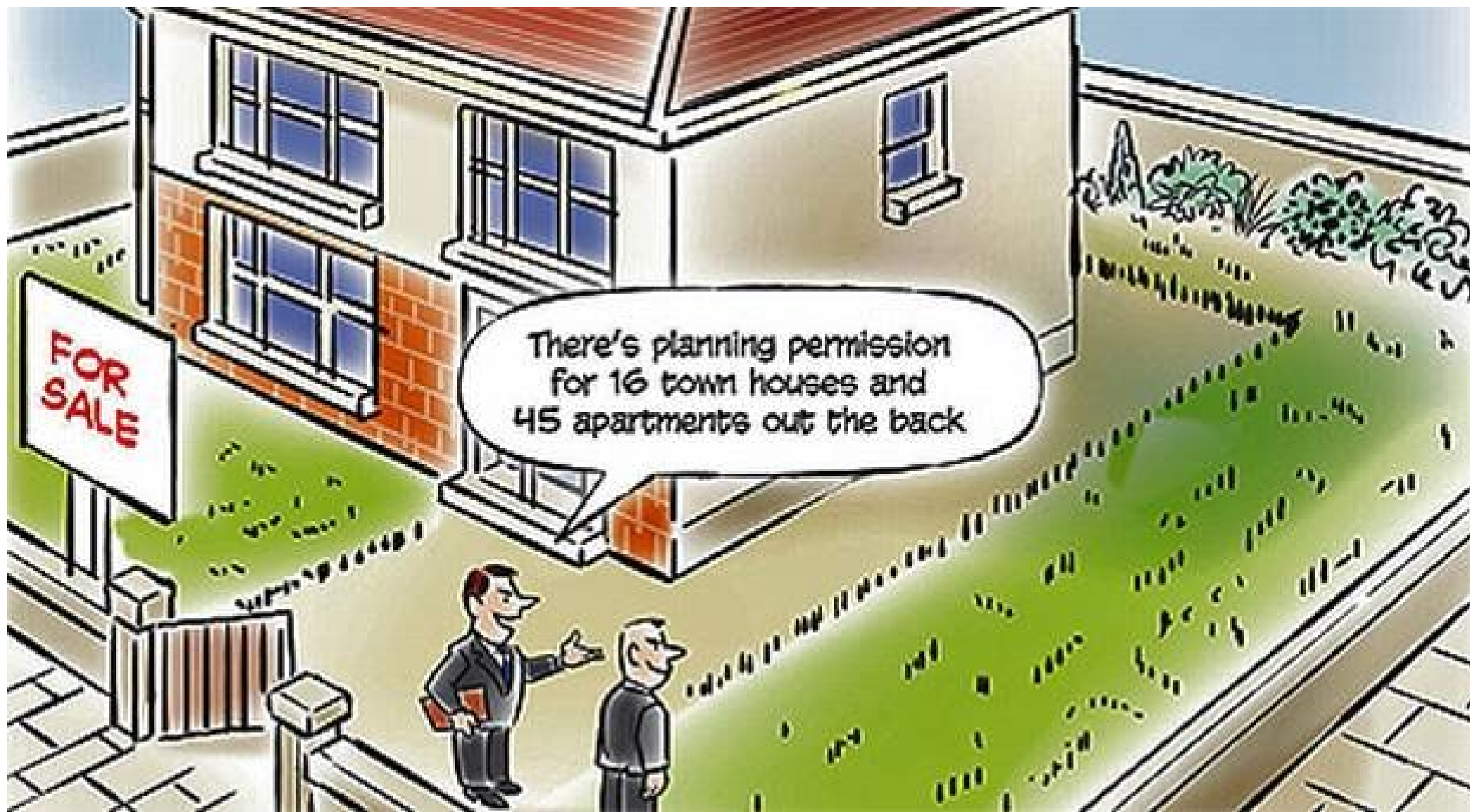
You are receiving this public hearing notice because you are:

- An owner or occupant of property near the subject property,
- Listed as an interested party, or
- Otherwise entitled to notice.

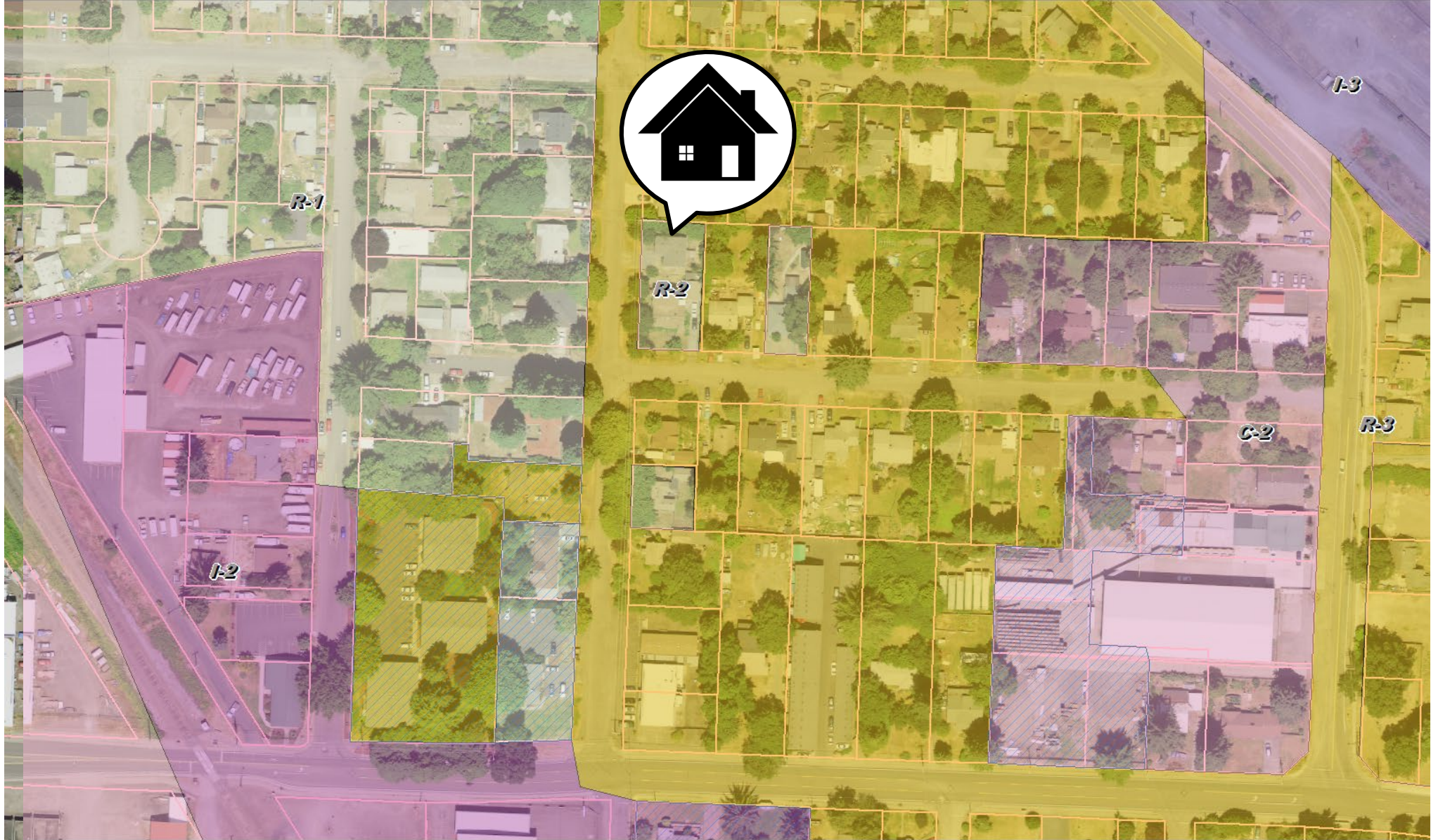
The purpose of this notice is to give you a chance to learn about land use changes being proposed in your area and how to comment on the proposed changes. You may also want to share this information with others in your neighborhood.

What Is a Public Hearing?

A public hearing is an opportunity for community members to provide comments on the proposed land use changes described above. These comments will go to a Hearings Official who will consider them in their decision. The Hearings Official's decision whether or not to approve the proposed land use changes are based on applicable approval criteria



http://cdn-03.independent.ie/migration_catalog/article25300310.ece/db1a8/AUTOCROP/w620/cartoon



R-1

R-2

I-3

I-2

C-2

R-3

Map Search About Zoning Using This Map

Controls

Use the Search Tab
or
Zoom and Click on a Tax Lot

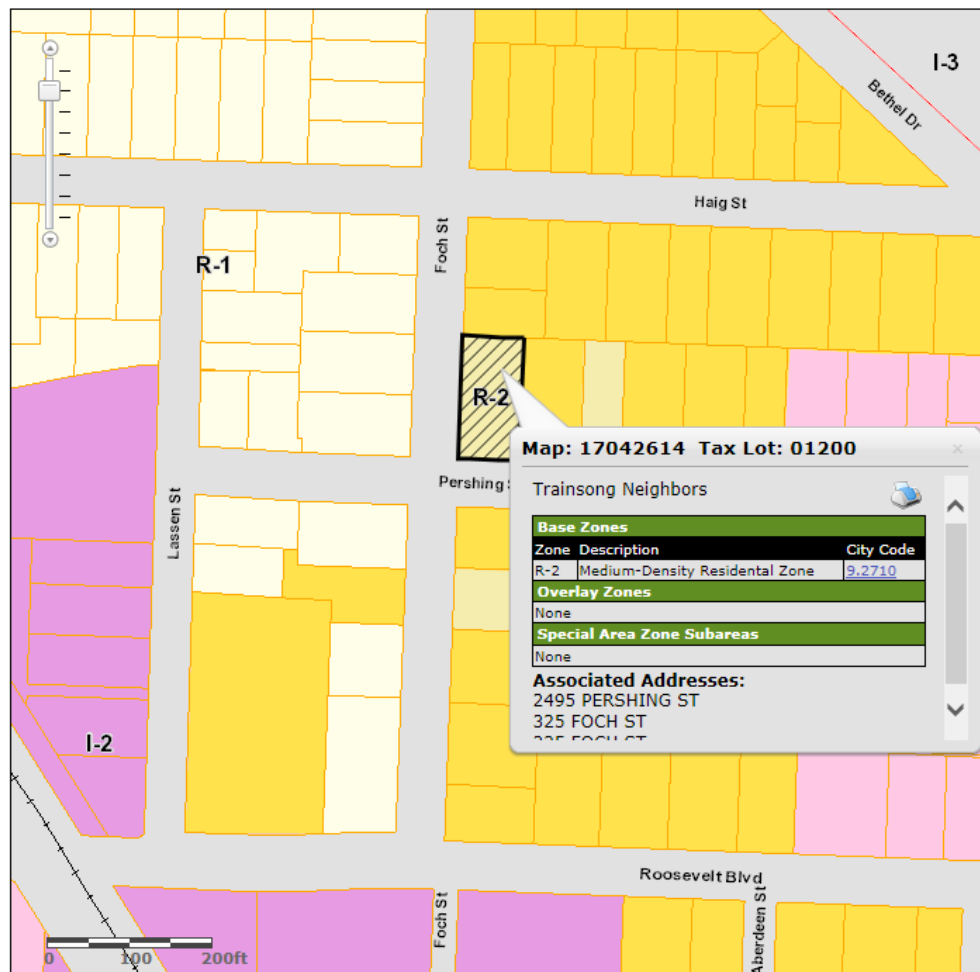
- Base Zones
- Overlay Zones
- Special Area Zones
- Special Area Zone Subareas
- 2013 Aerial Photographs

- Tax Lot Boundaries
- Eugene City Limits
- Eugene Urban Growth Boundary

Clear Selection Reset Map

Base Zones

Land located within the Eugene Urban Growth Boundary is zoned to provide areas suitable for certain types of development. Each base zone provides a set of regulations governing the uses, building setbacks, building height and other development features.



Map: 17042614 Tax Lot: 01200

Trainsong Neighbors

Base Zones		
Zone	Description	City Code
R-2	Medium-Density Residential Zone	9.2710
Overlay Zones		
None		
Special Area Zone Subareas		
None		

Associated Addresses:
 2495 PERSHING ST
 325 FOCH ST
 325 FOCH ST

Legend

Base Zones

- AG Agricultural
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 Major Commercial
- GO General Office
- PL Public Land
- E-1 Campus Employment
- E-2 Mixed Use Employment
- I-2 Light-Medium Industrial
- I-3 Heavy Industrial
- R-1 Low-Density Residential
- R-1.5 Rowhouse
- R-2 Medium-Density Residential
- R-3 Limited High-Density Residential
- R-4 High-Density Residential
- NR Natural Resource
- PRO Park, Recreation & Open Space
- S Special Area
- S-H Historic

9.2750 Residential Zone Development Standards. In addition to applicable provisions contained elsewhere in this code, the development standards listed in this section and in EC 9.2751 to EC 9.2777 shall apply to all development in residential zones. In cases of conflicts, standards specifically applicable in the residential zone shall apply. In cases of conflicts in this section between the general standards and the area-specific standards, the area-specific standards shall apply.

Table 9.2750 Residential Zone Development Standards (See EC 9.2751 Special Development Standards for Table 9.2750.)					
	R-1	R-1.5	R-2	R-3	R-4
Density (1)					
Minimum Net Density per Acre	No Minimum	--	10 units	20 units	20 units
Maximum Net Density per Acre	14 units	--	28 units	56 units	112 units
Maximum Building Height (2), (3), (4), (5), (16), (17), (18)					
Main Building. Does not include main building on Alley Access Lot in R-1	30 feet	35 feet	35 feet	50 feet	120 feet

- (3) Building Height.**
- (a) Except as provided in (b) and (c) below, in the R-3 and R-4 zone, the maximum building height shall be limited to 30 feet for that portion of the building located within 50 feet from the abutting boundary of, or directly across an alley from, land zoned R-1.
 - (b) For that area bound by Patterson Street to the west, Agate Street to the east, East 18th Avenue to the north and East 20th Avenue to the south:



Call a planner!
(541) 682-5377

3. Legislative Process

We the People



Initiate Update

1



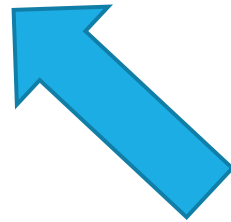
2

Community Discussion



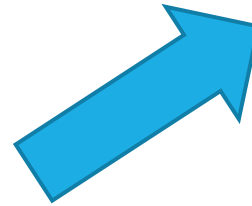
3

Review & Recommend



4

Deliberate & Adopt





John Barofsky



Steve Baker



*Tiffany Edwards,
Vice-Chair*



Lisa Fragala



Lisa Fragala



Chris Ramey



William Randall



Kristen Taylor, Chair



Mayor Lucy Vinis
01/2017 - 01/2021



Emily Semple, Ward 1
01/2017 - 01/2021



Betty Taylor, Ward 2
01/2017 - 01/2021



Alan Zelenka, Ward 3
01/2015 - 01/2019



Jennifer Yeh, Ward 4
07/2017 - 01/2019



Mike Clark, Ward 5
01/2015 - 01/2019



Greg Evans, Ward 6
07/2015 - 01/2019



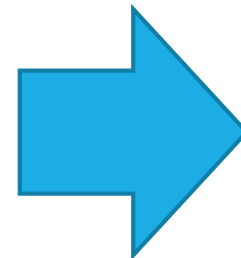
Claire Syrett, Ward 7
01/2017 - 01/2021



Chris Pryor, Ward 8
01/2017 - 01/2021

Eugene Planning Commission

- Public Hearing
- Deliberation
- **Recommendation** to Council



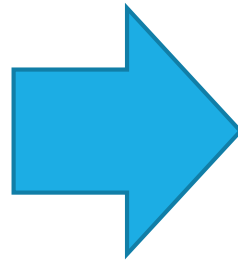
Eugene City Council

- Public Hearing
- Deliberation
- **Decision** (adoption)



Lane County Planning Commission

- Public Hearing
- Deliberation
- **Recommendation** to Board of Commissioners



Lane County Board of Commissioners

- Public Hearing
- Deliberation
- **Decision** (adoption)



Eugene Planning Team
(a.k.a. staff)



What can I do?



How to be effective in the legislative process:

1. Engage early, and stay engaged
2. Learn as much as possible*
3. Tell your story
4. Work together

* *Call a planner!*

4. Development Review Process (Quasi-Judicial)

**We have
questions and
concerns!**

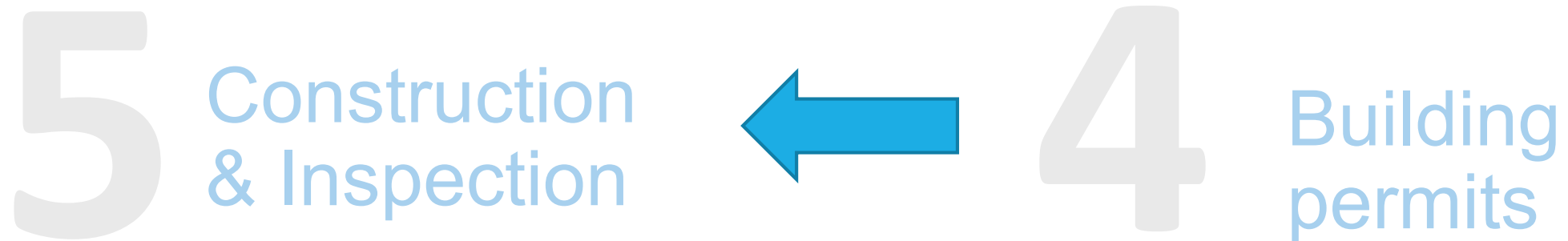


Hmm...



**Our project
meets the
code!**







What can I do?

How to be effective in the development review process:

1. Learn as much as possible*
2. Pay attention to timelines
3. Address the approval criteria
4. Work together

** Call a planner! Check out our website!*

Planning Resources for Neighbors

Zoning

To find out the zoning of a specific property or your entire neighborhood: pdd.eugene-or.gov/maps/zoningmap

Land Use

For more information about the land use application process, including application types and processes, how to look up information about a specific project, and how to provide useful comments on land use applications: www.eugene-or.gov/3208/Land-Use-Application-Information

Updates

To receive regular updates on the following:

- New Land Use Applications
- Project Consultation Notifications
- Envision Eugene Updates
- Planning Commission Agenda
- Hearings Official Public Hearings
- Historic Review Board Agendas

Sign up at www.eugene-or.gov/list.aspx



For more information

Contact the
Planner-on-Duty at
[541-682-5377](tel:541-682-5377)

Visit the Permit and
Information Center at
99 W. 10th Avenue
in Eugene

Visit our webpage at
[www.eugene-or.gov/
758/Planning](http://www.eugene-or.gov/758/Planning)





Thank you!

Resources:

www.eugene-or.gov/planning

(541) 682-5377 (planner hotline)

www.eugene-or.gov/maps/zoningmap

- Mail/email notices
- Envision Eugene Newsletter
- Council and PC agendas
- Neighborhood Associations