



# AGENDA

Phone: 541-682-5481  
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Meeting Location:  
Hybrid Meeting  
(See How to Access this Meeting on next page)

The Eugene Planning Commission welcomes your interest in these agenda items. This Planning Commission Work Session is in hybrid format with the ability for public comment virtually. Members of the public can watch or listen in using Zoom or phone in options. Information about online or other options for access and participation is available on the last page of this agenda.

For the hearing impaired, assistive-listening devices or an interpreter can be provided with 72-hour notice prior to the meeting. Spanish-language interpretation may also be provided with 72-hour notice. These services may not be available during the Planning Commission meeting based on service availability but may occur as a follow up service. To arrange for these services, contact the Planning Division at 541-682-5675.

## **TUESDAY, April 11, 2023 – Regular Meeting 5:30 pm – 7:30 pm**

Commissioners: Ken Beeson; Diane Behling; Tiffany Edwards; Lisa Fragala (Vice Chair); Dan Isaacson (Chair); Jason Lear, Chris Ramey

The Commission will begin the meeting with the City's Land Acknowledgement statement:

Since time immemorial the Kalapuya people have been the Indigenous stewards to our region, building dynamic communities, maintaining balance with wildlife, and enacting sustainable land practices. This land acknowledgement is a way of resisting the erasure of Indigenous histories and to honor Native communities by inviting truth and reconciliation. Following treaties between 1851 and 1855, Kalapuya people were dispossessed of their Indigenous homeland by the United States government and forcibly removed to the Coast Reservation in Western Oregon. As we consider the impacts of colonization, we also acknowledge the strength and resiliency of displaced Indigenous people. The City of Eugene is built within the traditional homelands known as Kalapuya Ilihi. Kalapuya descendants are citizens of the Confederated Tribes of Grand Ronde Community of Oregon and the Confederated Tribes of the Siletz Indians of Oregon, they continue to make contributions in our communities here and across the lands. We express our respect for the inherent political sovereignty of all federally recognized Tribal Nations and Indigenous people who live in the State of Oregon and across the nation. Therefore, the Planning Commission recognizes that what we do today will affect the many generations who will come after us.

### **A. PUBLIC COMMENT**

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, except for items scheduled for public hearing or public hearing items for which the record has already closed. Generally, the time limit for public comment is three minutes; however, the Planning commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

## **B. WORK SESSION: CLIMATE-FRIENDLY & EQUITABLE COMMUNITIES PROJECT UPDATES**

Staff: Heather O'Donnell, 541-682-5488, [HODonnell@eugene-or.gov](mailto:HODonnell@eugene-or.gov)

## **C. ITEMS FROM COMMISSION AND STAFF**

1. Other Items from Staff
2. Other Items from Commission
3. Learning: How are we doing

## **HOW TO ACCESS THE MEETING**

This work session will be in hybrid format with the ability for public comment virtually. Planning Commission and staff will meet in person (or via virtually if needed). Members of the public can watch or listen in using Zoom or phone in options below.

### **To watch a webcast of the meeting live:**

1. Visit: <https://www.eugene-or.gov/2109/Planning-Commission-Webcasts>
2. Join on your computer, tablet or smartphone

Visit: <https://eugene-or-gov.zoom.us/j/88568352100>

Sign up to speak by clicking once on the “raise hand” icon

3. Join on your phone

Dial one of the below numbers and enter the Webinar ID: 885 6835 2100

+1 833-548-0276 (Toll Free); or  
+1 833-548-0282 (Toll Free); or  
+1 877-853-5257 (Toll Free); or  
+1 888-475-4499 (Toll Free);

For higher quality, dial a number based on your current location.

International numbers available: <https://eugene-or-gov.zoom.us/j/88568352100>

**AGENDA ITEM SUMMARY**  
**April 11, 2023**

**To:** Eugene Planning Commission

**From:** Heather O'Donnell, City of Eugene Planning  
Leah Rausch, City of Eugene Planning  
Reid Verner, City of Eugene Building and Permit Services  
Rob Inerfeld, City of Eugene Transportation Planning

**Subject:** Update on Implementation Projects for Climate-Friendly and Equitable Communities

**ISSUE STATEMENT**

This work session is an opportunity to provide the Planning Commission with an update on the projects the City has initiated to implement the state's Climate-Friendly and Equitable Communities rules. No action is requested.

**BACKGROUND**

Eugene has begun a multi-year effort to advance City goals regarding climate action, housing production, and transportation through a state-directed program called Climate-Friendly and Equitable Communities, or CFEC. Based on current trends, Oregon is projected to fall well short of its adopted goal of reducing greenhouse gas emissions 75 percent below 1990 levels by 2050. Oregon also has a long history of discrimination and racism, including in land use and transportation planning decisions. To address these vexing challenges, Governor Kate Brown issued Executive Order 20-04 in March 2020 directing state agencies to take actions to reduce and regulate greenhouse gas emissions and mitigate the impacts of climate change while also centering the needs of Oregon's most vulnerable communities. In response, the Oregon Land Conservation and Development Commission developed the new CFEC requirements for cities to help meet these goals through changes to local transportation and housing planning systems (see the state's [CFEC website](#) for background).

Overlap with Current City Efforts

While these rules are a directive of the state, Eugene already has a long history of supporting efforts to address climate change. CFEC encourages the City to stay the course and furthers existing goals that residents and the Eugene City Council have supported through other community projects such as the [Eugene Community Climate Action Plan 2.0](#), [Envision Eugene Community Vision](#), [Eugene 2035 Transportation System Plan](#), [Middle Housing Code Amendments](#), the [Housing Implementation Pipeline](#), continued investments in [downtown development](#), affordable housing, and active transportation infrastructure, as well as other sustainability, housing, and transportation efforts.

The Planning Commission received an overview on the CFEC rules and anticipated implementation work at their August 23, 2022 work session (see the [meeting webcast and materials](#) for more CFEC background information).

## IMPLEMENTATION

Through CFEC, the City will update Eugene's long-range plans and land use code to facilitate more climate-friendly housing and transportation options for current and future residents and reduce pollution. This work will also aim to center the voices of historically marginalized community groups, particularly those who have been harmed through past planning, climate, and transportation decisions.

### Project Goals

The City of Eugene has developed the following goals for the CFEC implementation projects:

- Comply with the Climate-Friendly and Equitable Communities requirements
- Reduce greenhouse gas emissions from transportation and housing
- Provide more climate-friendly housing and transportation options
- Center the voices of historically marginalized community groups in decision-making

### Key Implementation Elements [project names where applicable]

To implement the new requirements, the City of Eugene will advance a few key strategies through at least 2026, including:

- Plan for more housing and jobs in **Climate-Friendly Areas** such as in downtown, in commercial centers, and along key corridors designed so people can live, work, and play without having to drive [Climate-Friendly Study & Designation]
- **Reduce parking requirements** for certain types of development and in certain areas, such as along frequent bus routes, to free up land for housing and other services, support pedestrian-friendly design, and reduce housing costs [Parking Reform]
- Prepare for a future with more **electric vehicles** by ensuring new mixed-use and multi-unit housing developments provide charging infrastructure [Parking Reform]
- Plan for more **climate-friendly transportation options** so that people can walk, bike, roll, and take the bus safely and easily [Scenario Planning, Transportation System Plan update]
- Plan for more pedestrian-friendly and compact development across the city so **neighborhoods are more connected**
- Throughout the process, **center the voices of historically marginalized community groups** and improve equitable transportation and housing outcomes, particularly for those who have been harmed by past planning, climate, and transportation decisions
- **Track progress** towards achieving more equitable outcomes in transportation and housing, increasing housing production, and supporting areas where people can bike and walk more easily across the city

At this work session, project staff will provide the Planning Commission with an update on the work that has been initiated so far, including:

### **Alternative Deadlines**

The rules include deadlines for completing or adopting the various components, as well as provisions allowing jurisdictions to request alternative deadlines for some but not all components, subject to certain provisions. The City requested and received a deadline extension for the parking reform project, with the extended effective date being December 31, 2023. The rules also allow Eugene and the surrounding metro area cities to request alternative deadlines if a joint work plan for implementation of the scenario plan (discussed below) is submitted with the request. Eugene will be pursuing this option and is tentatively considering the following alternative deadlines request, which will be discussed further at the work session:

| <b>Component</b>                           | <b>Current Deadline</b> | <b>Proposed Alternative Deadline</b> |
|--|-------------------------|--------------------------------------|
| Scenario Plan Joint Work Plan              | June 30, 2023           | Not eligible                         |
| Climate-Friendly Areas Study               | Dec. 31, 2023           | Not eligible                         |
| Submit Scenario Plan                       | Dec. 31, 2023           | TBD                                  |
| Climate-Friendly Area Designation          | Dec. 31, 2024           | Dec. 31, 2026                        |
| Major Transportation System Plan Update    | Dec. 31, 2026           | Dec. 31, 2029                        |
| Regional Scenario Plan                     |                         |                                      |
| Walkability, Compact Development Standards |                         |                                      |
| Bike Parking Standards                     |                         |                                      |
| Prioritized Transportation Projects        |                         |                                      |
| Transportation Performance Standards       |                         |                                      |

### **CFEC Public Involvement**

As a multi-year, state-required strategy spanning several City departments and work groups, project staff established a two-pronged approach for public involvement and project communications:

- 1) Establish a consistent and coordinated public information campaign for the duration of CFEC implementation.
- 2) Develop project-specific public involvement plans that offer realistic, meaningful, accountable, and equitable engagement strategies.

In 2023, public involvement is focused on familiarizing the community with CFEC requirements and upcoming projects, implementation of parking reforms, and informing the Climate-Friendly Areas Study. Ongoing and upcoming engagement tactics include:

- **General CFEC Communications:** Launch of the [CFEC webpage](#) and [Engage Eugene page](#) and development of Frequently Asked Questions, general messaging, and project style guide.
- **Parking Reform:** Engagement with key project stakeholders, historically marginalized community groups, and the general public through a variety of tactics, including an online survey, Spanish language outreach event and intercept surveys, community outreach events, and focus groups.
- **Climate-Friendly Areas Study:** Creation of a draft public involvement plan for Climate-Friendly Area designation and adoption. Focused engagement with historically marginalized community groups on displacement risk through listening sessions and participation in community outreach events.

Project staff are committed to leveraging limited resources for public engagement and reducing the burden on community organizations often asked to engage in City projects. CFEC Parking Reform and Climate-Friendly Areas Study project staff are working closely with the City's Transportation Planning group and the Office of Equity and Community Engagement to coordinate on engagement activities.

### **Parking Reform (and Electric Vehicle Charging Capacity)**

Eugene is complying with the state requirement to reduce or remove minimum off-street parking requirements in certain locations and for certain types of development, such as for smaller housing types, childcare facilities, and affordable housing. Details regarding these rules are:

- As of January 1, 2023, the City is applying reduced or removed parking requirements for certain uses or areas and has eliminated minimum parking requirements within one-half mile of frequent transit corridors, consistent with state law. A map of the affected areas is provided as Attachment A.
- Beginning in April 2023, also per state law, the City will require developments with five or more dwellings to provide conduit for Electric Vehicle (EV) charging.
- By December of 2023, Eugene is required to select one of three options to reform parking requirements city-wide. **Next Steps** related to these options are:
  - Focusing on public engagement in the first half of 2023, including developing and implementing a public engagement approach to receive feedback on the City-wide parking reform options.
  - Holding a Planning Commission work session and public hearing on those options in June 2023.
  - Holding a City Council work session and public hearing in the fall of 2023 to meet the state mandated effective date of December 31, 2023.

This project is being led by the Building and Permit Services Division.

## Climate-Friendly Area Study

Climate-Friendly Areas (CFA) are a new tool for the City to encourage more dense housing development in areas that are well-served by transit and active transportation facilities, in alignment with the Envision Eugene concept of 20-minute neighborhoods. CFAs are designated areas where people can meet most of their daily needs without relying on a car. The CFA designation process includes 1) a study of promising locations (the CFA Study), 2) designation of CFAs and adoption of related amendments to the land use code and comprehensive plans, and 3) regular evaluation of CFAs with changes as necessary to maintain housing capacity requirements.

Step 1, the CFA Study, began in early 2023. The state hired Lane Council of Governments (LCOG) and Kearns and West to support the City with the technical analysis and public involvement. The CFA Study will consider the following requirements in identifying the most promising locations for CFAs:

- Minimum locational requirements for a potential CFA:
  - Within Eugene’s Urban Growth Boundary (UGB)
  - Existing or planned urban centers with a higher density of homes, jobs, and services
  - Existing or planned high-quality walking, biking, and transit access
  - Development allowed under Statewide Planning Goal 7 (Hazard Areas)
- **Next Steps** include several different pieces of analysis including whether the areas that meet the minimum locational requirements:
  - Could accommodate at least 30% of current and future housing need, considering committed and protected lands
  - Could achieve state-required development standards
  - Pose minimal risk for displacement and identify mitigation measures to reduce or eliminate potential displacement
  - Achieve equitable housing and transportation outcomes
- The final CFA Study will pull together these different analyses to narrow in on the most promising locations for CFAs. The most promising locations will be used for future public involvement. The deadline for completion of the study is December 31, 2023.

This project is being led by the Planning Division.

## Scenario Planning

The rules require Eugene and other jurisdictions in Eugene’s metro area to adopt a preferred “land use and transportation scenario” plan for reducing greenhouse gas emissions from transportation. A preferred scenario plan is the chosen regional transportation and land use plan (or scenario) that describes a future set of desired transportation facilities, alternative future land use patterns, and policies that together will reduce greenhouse gas pollution from light vehicles. The plan must be designed to meet the state’s greenhouse gas emission reduction targets and prioritize underserved populations so that the actions that reduce pollution also reduce historical inequities from prior transportation and land use development.

Jurisdictions in our metro area are allowed to use the regional scenario plan developed and selected by local governments in our area in 2015; this was mostly transportation focused but would work in conjunction with the Climate-Friendly Area (land use) designations mentioned above. [This scenario was documented in the Central Lane Scenario Planning Final Report](#). The Central Lane Metropolitan Planning Organization includes the Eugene-Springfield metropolitan area and is the lead agency for regional transportation planning and distribution of federal transportation dollars in this region.

- **Next Steps:** By June 30, 2023, Eugene and Springfield and possibly also Lane County must jointly submit a work plan for how the scenario plan will be completed. The work plan must include a governance structure for regional cooperation and decision making, scope of work, schedule, and community engagement plan. LCOG and other consultants are providing support to this effort with funding from the Oregon Department of Transportation.
- The current deadline for completing the scenario plan is December 31, 2023 but Eugene and Springfield staff intend to submit a request for a later deadline; the exact date has not been determined.
- The scenario plan itself must be updated to include the following:
  - “Policies and strategies intended to achieve the applicable greenhouse gas emissions reduction target;”
  - “Performance measures and methodologies that cities and counties will use to report on implementation of the preferred land use and transportation scenario;” and
  - Targets and a reporting schedule for the performance measures.

This project is being led by Transportation Planning.

### **Other CFEC Implementation Projects**

Other project areas that have not been initiated but will begin over the next several years include:

- Update and adopt revisions to the Transportation System Plan and the Land Use Code for Compact, Pedestrian-friendly, Mixed-use Development
- Update the Transportation System Plan Project Prioritization for Greenhouse Gas Reduction Targets
- Update and adopt Bicycle Parking Standards
- Ongoing Monitoring and Reporting

### **NEXT STEPS**

Next steps for the individual projects are discussed above. Staff is monitoring any CFEC rule changes proposed by the state and the status of appeals of the rules. For more information, see the City’s [CFEC project webpage](#) and the project’s [Engage Eugene page](#).

**ATTACHMENTS**

- A. Map of Properties Exempt from Minimum Parking Requirements

**FOR MORE INFORMATION**

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Parking Reform: Reid Verner at 541-682-5534 or [rverner@eugene-or.gov](mailto:rverner@eugene-or.gov)

Scenario Planning: Rob Inerfeld at 541-682-5343 or [rinerfeld@eugene-or.gov](mailto:rinerfeld@eugene-or.gov)

# Properties Exempt from Minimum Parking Requirements



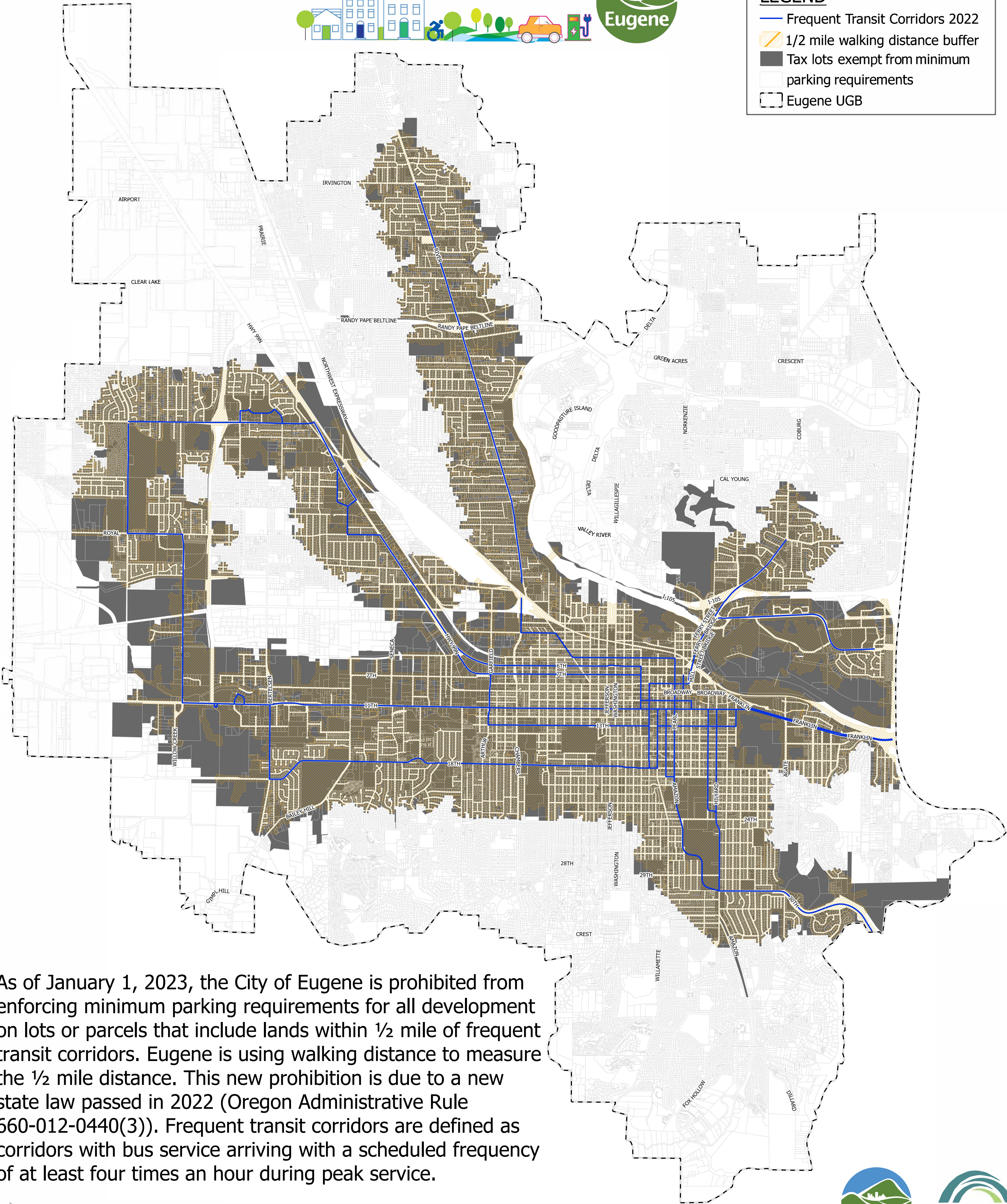
LEGEND

Frequent Transit Corridors 2022

1/2 mile walking distance buffer

Tax lots exempt from minimum parking requirements

Eugene UGB



As of January 1, 2023, the City of Eugene is prohibited from enforcing minimum parking requirements for all development on lots or parcels that include lands within 1/2 mile of frequent transit corridors. Eugene is using walking distance to measure the 1/2 mile distance. This new prohibition is due to a new state law passed in 2022 (Oregon Administrative Rule 660-012-0440(3)). Frequent transit corridors are defined as corridors with bus service arriving with a scheduled frequency of at least four times an hour during peak service.

