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# Public Health Standards

Refining Eugene's Land Use Code for Industrial Development

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## Project Background

- ▶ **Oct. 2023:** City Council directed staff to develop land use code changes for **citywide public health standards for industrial development**
- ▶ **2024:** Efforts to find technical assistance to study polluting sources
- ▶ **Jan. 2025:** Staff launched Public Health Standards project

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## PHS Project Actions

- ▶ **ENGAGE** residents, businesses, and community organizations.
- ▶ **GATHER IDEAS** for future changes.
- ▶ **IDENTIFY GAPS** in local, state, and federal public health regulation of industrial development.
- ▶ **CONSIDER UPDATES** to land use regulations for new or expanded industrial developments located near residential zones and other sensitive areas.

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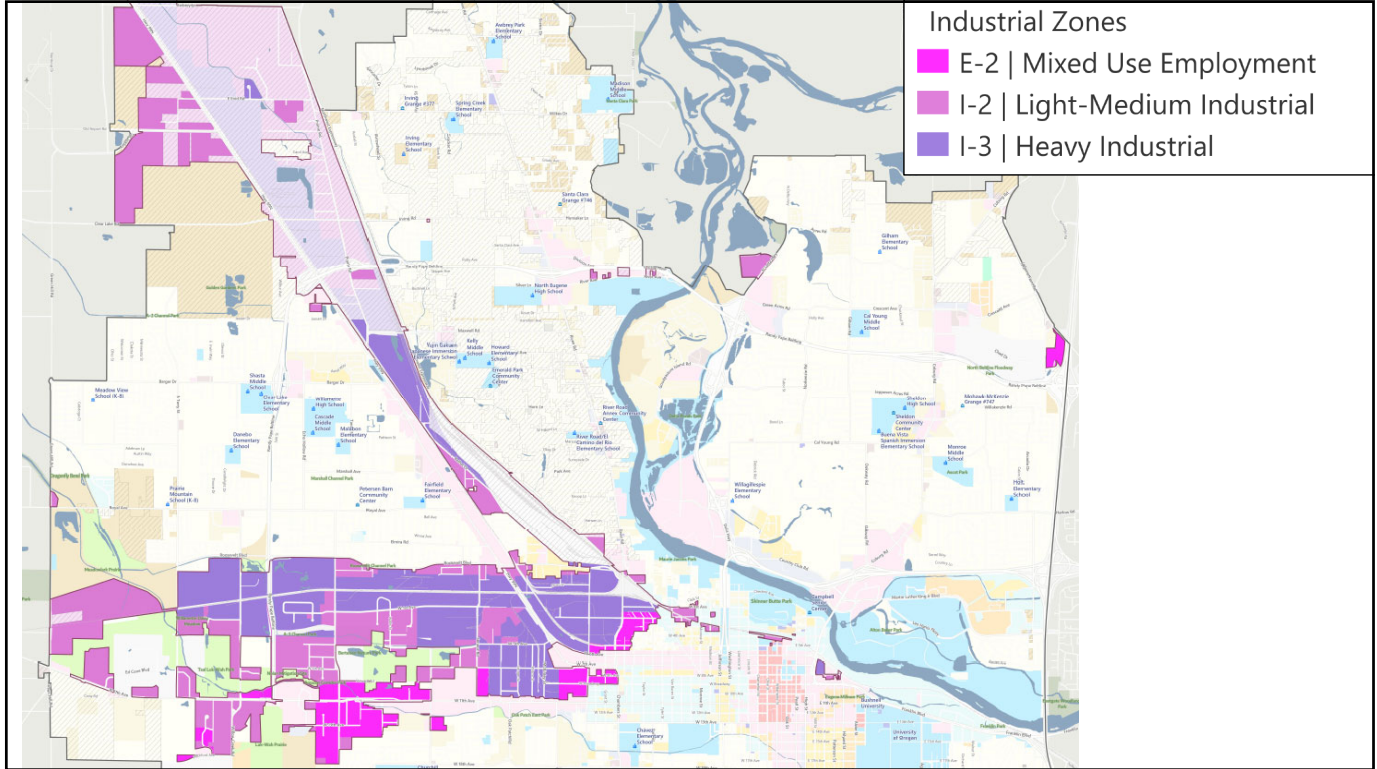


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## PHS Project Scope

- ▶ **Land Use Code**
  - Establishes **allowed uses and intensities** in different zones (residential, commercial, industrial, etc.)
  - Implements **development standards** depending on zone and use type
- ▶ **Subject zoning:** E-2 Mixed Use Employment, I-2 Light-Medium Industrial, and I-3 Heavy Industrial zones.

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# Community Engagement

**ENGAGE** residents, businesses, and community organizations

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## Community Engagement

- ▶ Small and Large Group Conversations
  - 19 meetings and events
  - Connected with 250+ individuals
- ▶ Community Survey
  - 209 responses
- ▶ Online information sharing platforms
  - Reached out to 18,500+ individuals



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## Key Questions

1. What concerns do you have related to the issue of housing located near industrial areas?
2. Are there any specific industrial uses you are concerned about near housing?
3. How can we bring the community together to become healthier, build the economy, and increase livability?
4. The City has considered some tools to potentially address this issue, such as coordination with existing regulators and additional development standards. What tools do you see as the most appropriate to address the issue?

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## Engagement Themes

- ▶ Economic Risks
- ▶ Health Risks
- ▶ Toxins and Sites of Concerns
- ▶ Finding Balance
- ▶ Existing Regulations
- ▶ Other things we've heard

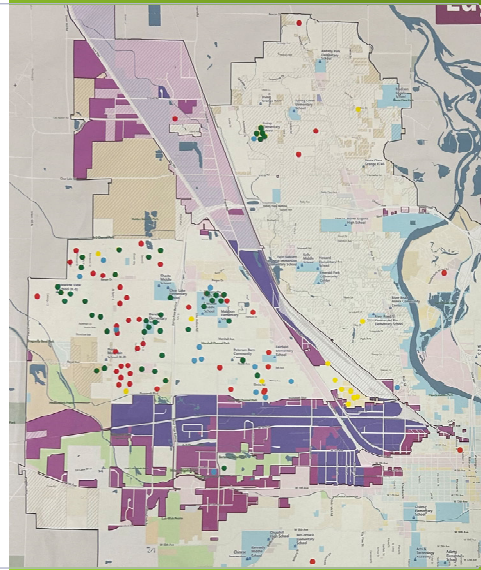


Image: Participants at four outreach events noted where they lived

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## Examples of Comments

- ▶ “We are more clever than we are wise. **Industrial pollution damages our health in many ways.** We privatize profits but socialize costs. This is unacceptable.”
- ▶ “The **city has rigorous standards in place** that are more than adequate to address the impacts of employment-related uses. I'm not sure why the city is devoting time to this project, and what **measurable outcomes** are expected to come from it.”

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# Existing Regulations

**IDENTIFY GAPS** in local, state, and federal regulations

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## Existing Regulators

- ▶ Oregon Department of Environmental Quality (DEQ)
- ▶ Lane Regional Air Protection Agency (LRAPA)
- ▶ City of Eugene
  - Wastewater & Stormwater Standards
  - City of Eugene Nuisance Code
  - Eugene Springfield Fire Marshal's Office
  - Eugene Land Use Code

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## Opportunity: Better Coordination

- ▶ Example: DEQ and LRAPA permitting processes
- ▶ Land Use Compatibility Statements (LUCS)
- ▶ Ensuring proper permitting prior to City issues development permit



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## Options for Next Steps

**CONSIDER UPDATES** to land use regulations

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## Challenges

- ▶ Lack of agreement in the community
- ▶ Land Use Code changes won't stop bad actors
- ▶ Creating non-conforming situations
- ▶ Use categories are very broad
  - Hazard and Risk analysis work – in progress

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## Options for Next Steps

**First Option:** Direct the City Manager to draft land use code amendments to require that an applicant demonstrate, prior to the issuance of City Development permits, that either:

- (1) the applicant has been issued all necessary licenses and permits from pollution control agencies like LRAPA and DEQ, or
- (2) the applicant has applied for the necessary licenses and permits and the licenses and permits are likely to be issued.

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## Options for Next Steps

**Second Option:** Direct the City Manager, upon completion of the Hazard and Risk Analysis Study, to draft land use code amendments informed by the results of the Hazard and Risk Analysis.