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Tuesday, January 13, 2026 – Regular Meeting 5:30 pm – 7:30 pm

Commissioners: Ken Beeson; Diane Behling (Vice Chair); Tiffany Edwards; Dan Isaacson; Jason Lear (Chair); Chris Ramey; Kathleen Yang.

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. Work Session: Deliberations on Public Health Standards (City File # CA 25-03)

Deliberations/possible recommendation on the proposed land use code amendment to improve coordination between the issuance of building permits by the City of Eugene for new development in the E-2 Mixed-Use Employment, I-2 Light-Medium Industrial, and I-3 Heavy Industrial zones and permitting done by public health regulatory entities. The Public Hearing was held before the Planning Commission on October 14, 2025.

City Staff: Reid Verner, 541-682-5534, RVerner@eugene-or.gov

B. Items From Commission And Staff

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

How To Access the Meeting

To watch a webcast of the meeting live, visit:

<https://www.eugene-or.gov/2109/Planning-Commission-Webcasts>

To join the meeting on Zoom as an attendee, use one of the two following options:

1. Join on your computer, tablet or smartphone

Visit: <https://eugene-or-gov.zoom.us/j/86525188211>

2. Join on your phone

Dial one of the below numbers and enter the Webinar ID: 865 2518 8211

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+1 833-548-0282 (Toll Free); or
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AGENDA ITEM SUMMARY
January 13, 2026

To: Eugene Planning Commission

From: Reid Verner, Building and Permit Services Land Use Supervisor

Subject: Public Health Standards Code Amendments (City File CA 25-3)

ACTION REQUESTED

The Planning Commission will deliberate and possibly make a recommendation on a proposed land use code amendment to improve coordination between the issuance of building permits by the City of Eugene for new development in the E-2 Mixed-Use Employment, I-2 Light-Medium Industrial, and I-3 Heavy Industrial zones and permitting done by public health regulatory entities.

BRIEFING STATEMENT

The proposed land use code amendment is part of the Public Health Standards project. This initial step in the Public Health Standards project is based on City Council direction provided at the Council's [June 18, 2025](#) work session. At that meeting, Council passed two motions related to the Public Health Standards project. The first motion directed 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 Lane Regional Air Protection Agency (LRAPA) and Oregon Department of Environmental Quality (DEQ), or
2. The applicant has applied for the necessary licenses and permits, and the licenses and permits are likely to be issued.

The Council's second motion directed the City Manager, upon completion of the hazard and risk analysis study, to draft land use code amendments informed by the results of that analysis. A detailed project history and background, including information on the Hazard and Risk Analysis were provided in the Agenda Item Summary (AIS) for the [October 14, 2025](#) Planning Commission Public Hearing.

DRAFT CODE UPDATES

On September 12, 2025, the City published the first version of proposed land use code amendments to implement the Council's first motion identified above. Version 1 of the proposed code amendments generally required that the applicant demonstrate that they had applied for all necessary permits from environmental regulatory agencies and that the permits had been issued or that the permits were likely to be issued. Leading up to the October 14, 2025 Planning Commission Public Hearing, staff received feedback from regulatory partners, industry professionals, and the public. In response to this feedback, at the [October 14, 2025](#) public hearing, staff provided Version 2 of the proposed code amendments to address some of the concerns raised prior to the hearing. Version 2 of the proposed code amendments differed from Version 1 in that Version 2 required an applicant to submit

documentation that all Air, Land, and Water permits or licenses required by Oregon Department of Environmental Quality (DEQ) and/or Lane Regional Air Protection Agency (LRAPA) have been obtained; applied for; or not required.

Following the public hearing, staff continued to receive feedback on the Version 2 code amendments and continued to work with regulatory partners to coordinate the logistics related to implementing the proposed code amendments. The result of the continued feedback was Version 3 of the proposed code amendments, which was presented to the Commission at the [November 18, 2025](#) meeting, and further discussed at the [December 16, 2025](#) meeting. Version 3 of the proposed code amendments differs from Versions 1 and 2 in that Version 3 would require an applicant proposing new development in the E-2, I-2, or I-3 zones to identify and attest to all air, land, and water permits required by the Environmental Protection Agency (EPA), Oregon Department of Environmental Quality (DEQ), and/or Lane Regional Air Protection Agency (LRAPA) or attest that no permits are required for the proposed development. Version 3 of the proposed amendments and the findings are provided as Attachments C and D to this AIS.

At the [December 16, 2025](#) deliberations meeting, Commissioner Beeson made a motion, seconded by Commissioner Behling, that the Planning Commission recommend that the City Council adopt the Version 3 proposed amendments. The Planning Commission then discussed the potential impacts to businesses applying for a permit if they are required to sign an attestation and research necessary permits. Following the discussion, the Planning Commission voted on Commissioner Beeson's motion. The motion failed, with Commissioners Behling, Beeson, and Yang voting in favor, and Commissioners Edwards, Isaacson, Lear, and Ramey in opposition. The Planning Commission then voted on Commissioner Edward's motion to request that staff bring back another version of the proposed land use code amendments that only requires the City to provide notice of building permit applications to public health agencies and does not require applicants to identify and attest to the air, land, and water permits required for their proposed uses. The motion passed with Commissioners Beeson, Edwards, Isaacson, Lear, Ramey, Yang voting in favor, and Commission Behling abstaining. Version 4 of the proposed code amendments are provided as Attachment A to this AIS.

The motion made by the City Council required the applicant demonstrate that the applicant had been issued all licenses and permits or that the applicant had applied for required licenses and permits. Past versions of these code amendments required some level of coordination between an applicant and the identified public health agencies. Removing all requirements on an applicant, or any indication of what permits are required, means that Version 4 is essentially a noticing requirement and does not necessarily include the level of coordination provided in the previous versions of the proposed code amendments. Staff updated the findings for Version 4, included as Attachment B to this AIS, to reflect this shift.

PROCEDURES/APPLICABLE APPROVAL CRITERIA

This proposed land use code amendment is subject to Type V (legislative) application procedures ([EC 9.7500](#) through [EC 9.7560](#)), as well as the applicable approval criteria from [EC 9.8065](#). The legislative Type V process includes public notice and a hearing before the Planning Commission, which then forwards a recommendation based on the applicable approval criteria to the City Council for a final

public hearing and action.

The Planning Commission must address the relevant approval criteria from [EC 9.8065](#) in making a recommendation to the City Council on the proposed land use code amendment. Draft findings addressing these approval criteria are provided for the Planning Commission's consideration as Attachment D for Version 3 and Attachment B for Version 4. As drafted, the findings conclude that both Version 3 and Version 4 of the proposed land use code amendments are consistent with Statewide Planning Goals, applicable provisions of the comprehensive plan, and applicable adopted refinement plans.

RECORD

A full copy of materials in the record for this application, including all testimony submitted to date, has been provided to the Planning Commission in advance of the deliberations. As a courtesy, materials may also be viewed on the City's land use application website: <https://pdd.eugene-or.gov/LandUse/ApplicationDetails?file=CA-25-0003>

STAFF RECOMMENDATION/NEXT STEPS

Staff continue to recommend that the Planning Commission recommend that the City Council adopt Version 3 of the proposed land use code amendments included as Attachment C to this AIS because Version 3 is more in line with City Council direction in that it requires that applicants participate in the public health coordination by identifying and attesting to what permits are needed for their proposed development (if any).

However, based on the Commission's decision at the December 16, 2025 meeting not to recommend adoption of the Version 3 code amendments, staff has provided a motion to for the Planning Commission to recommend that the City Council adopt Version 4 of the proposed land use code amendments included as Attachment A to this AIS.

Following Planning Commission's recommendation, the City Council will hold a separate public hearing, tentatively scheduled for February 2026, followed by action at a separate meeting.

SUGGESTED MOTION

Move to recommend that the Eugene City Council adopt Version 4 of the proposed Public Health Standards land use code amendments included as Attachment A to the Planning Commission's January 13, 2026 Agenda Item Summary.

ATTACHMENTS

- A. Draft Land Use Code Amendments – Version 4
- B. Draft Legislative Findings – Version 4
- C. Draft Land Use Code Amendments – Version 3
- D. Draft Legislative Findings – Version 3

FOR MORE INFORMATION

Staff Contact: Reid Verner

Telephone: 541-682-5534

Staff E-Mail: RVerner@Eugene-or.gov

Eugene's Public Health Standards Implementation webpage:

<https://www.eugene-or.gov/5359/Public-Health-Standards>

The following is Version 4 of the draft ordinance that includes proposed land use code language related to providing notice to the City’s Public Health regulatory partners to be considered by the Eugene Planning Commission. The Eugene Planning Commission will then provide a recommendation to the Eugene City Council regarding the draft ordinance.

Recommended Changes Guide:

Bold Blue Text = Text proposed for addition to the Eugene Land Use Code.

~~**Strikethrough Bold Text**~~ = Text proposed for removal from the Eugene Land Use Code.

ORDINANCE NO. _____

AN ORDINANCE CONCERNING INCREASED PUBLIC HEALTH STANDARDS COORDINATION; AMENDING SECTIONS 9.2460, 9.2461, AND 9.4165 OF THE EUGENE CODE, 1971; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Section 9.2460 of the Eugene Code, 1971, is amended to provide as follows:

9.2460 Employment and Industrial Zone Development Standards.

(2) *Application of Standards.* In addition to applicable provisions contained elsewhere in this land use code, the development standards listed in Table 9.2460 Employment and Industrial Zone Development Standards shall apply to all development in employment and industrial zones. In cases of conflict, the standards specifically applicable in employment and industrial zones shall apply.

Table 9.2460 Employment and Industrial Zone Development Standards				
	E-1	E-2	I-2	I-3
Maximum Building Height (1)	80 feet	80 feet	None	None

Table 9.2460 Employment and Industrial Zone Development Standards				
	E-1	E-2	I-2	I-3
Minimum Front Yard Setback (2)(4)				
Frontage on Arterial Street	20 feet	15 feet	0 feet	0 feet
Frontage on all other streets	20 feet	5 feet	0 feet	0 feet
Maximum Front Yard Setback				
Frontage on Arterial Street		25 feet		
Frontage on all other streets		15 feet		
Minimum Interior Yard Setback				
Abutting any zone except residential or park and open space (2)	0 feet	0 feet	0 feet	0 feet
Abutting residential or park and open space zone (2)	20 feet	20 feet	20 feet	20 feet
Minimum Landscape Standard abutting a residential zone (3)	High Screen	High Screen	High Wall	High Wall
Minimum Landscape Area (3)	20%	10%	Some (3)	Some (3)
On-Site Pedestrian Requirements (5)	Yes	Yes	No	No
Fences (6)				
Outdoor Storage Areas (7)				
Outdoor Merchandise Display (8)				
Garbage Screening (9)				
Utilities (10)				
Drive Through Facilities (11)				
Delivery and Loading Facilities (12)				
Public Health Agency Notice (13)	No	Yes	Yes	Yes

Section 2. Section 9.2461 of the Eugene Code, 1971, is amended to provide as follows:

9.2461 Special Development Standards for Table 9.2460.

(13) Public Health Agency Notice. Prior to city approval of any development permit for development on property located in the E-2, I-2, or I-3 zones, the city shall provide notice of the application for the development permit to the Environmental Protection Agency, Oregon Department of Environmental Quality, and Lane Regional Air Protection Agency. The notice shall include at least the following information:

- (1) The street address or other easily understood geographical reference to the subject property;
- (2) The Map and Tax Lot(s) for the subject property;
- (3) The associated development permit number(s) and scope of the proposed work; and
- (4) Information about the proposed use provided by the applicant.

Section 3. Section 9.4165 of the Eugene Code, 1971, is amended to provide as follows:

9.4165 /CL Clear Lake Overlay Zone Special Application and Development Standards.

(1) *Application Requirements.* In addition to standard required application materials, a development permit proposing a new building, change of use, additional use, or building expansion that exceeds 25 percent of the existing building square footage on the development site shall include ~~the following additional application material at the time of submittal:~~

- ~~(a) Demonstration of compliance with EC [9.7007](#) Neighborhood/Applicant Meetings.~~ Developments that require multiple applications may convene a single neighborhood/applicant meeting to address all materials. ~~;~~ **and**

~~(b) A pre-clearance letter issued by the Lane Regional Air Protection Agency (LRAPA) confirming that the proposed use and associated operations have the ability to meet air quality standards with appropriate control technologies and mitigation measures. The LRAPA pre-clearance letter does not constitute formal approval of the use by either LRAPA or the City of Eugene.~~

DRAFT

City of Eugene

Public Health Standards Land Use Code Amendments (CA 25-3)

DRAFT LEGISLATIVE FINDINGS FOR VERSION 4

January 5, 2026

Public Health Standards Land Use Code Amendments (CA 25-3) – Version 4:

The proposed Public Health Standards (PHS) Land Use Code Amendments require the City to send notice to Public Health Regulatory Partner Agencies prior to City approval of any development permit for property located in the E-2, I-2, or I-3 zones. The notice is intended to inform partner agencies, including the Lane Regional Air Protection Agency (LRAPA), the Oregon Department of Environmental Quality (DEQ), and the Environmental Protection Agency (EPA), about the location, development permit numbers, scope of proposed work, as well as the proposed use, in order to support information sharing across agencies.

PHS Land Use Code Amendment Findings

Eugene Code (EC) Section 9.8065 sets out the following approval criteria (in ***bold and italic***) for a land use code amendment.

EC 9.8065(1) The amendment is consistent with applicable statewide planning goals adopted by the Land Conservation and Development Commission.

Based on the findings under each of the Statewide Planning Goals 1 through 19 below, the amendments are consistent with the goals and this criterion is satisfied.

Statewide Planning Goals

Goal 1 - Citizen Involvement. To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The City's acknowledged procedures for adoption of legislative land use decisions, located in EC 9.7050 and 9.7500 through 9.7560, ensure the opportunity for community members to be involved in all phases of the legislative land use decision process and set out the requirements for such involvement. The PHS Land Use Code Amendments ("the amendments") do not amend or change the City's adopted citizen involvement program. The process for adoption of the PHS Land Use Code Amendments complies with Goal 1 because it is consistent with the City's acknowledged procedures for legislative land use decisions.

In addition to compliance with the City's acknowledged legislative land use decision procedures, the City also conducted significant public involvement related to the project. In January 2025, Planning and Development staff launched the PHS project to identify possible changes to Eugene's land use

regulations to address the concerns of residents living near industrial areas within the City of Eugene. Through this project, staff have worked to:

- Engage residents, businesses, and community organizations on possible changes.
- Identify gaps in local, state, and federal regulation of industrial development.
- Consider enhanced land use regulations for new or expanded industrial developments located near residential zones, parks, schools, and other sensitive areas in order to mitigate community health risks.
- Gather additional recommendations for future changes to City policy, zoning of properties, programs and investments, or other ways to make changes through land use planning.

Community Engagement

Community engagement efforts focused on better understanding community views and perceptions of the issue and whether the land use code is the right tool to help address those concerns. Staff reached out to a broad spectrum of community members, including affected neighborhood groups, businesses, and environmental and community groups. The project team received feedback from a wide range of interested parties, and the views and perceptions shared with staff were contrasted.

Between January and May 2025, the project team organized both small- and large-group conversations to provide the opportunity to connect with specific communities. Over this time, the team connected with 250+ individuals across 19 meetings and events, analyzed 209 survey responses, and reached out to 18,500+ individuals through online information sharing platforms.

As discussed below, notices of the proposed Code Amendments were provided in accordance with EC 9.7520 Public Hearing Notice (Planning Commission) and EC 9.7545 Public Hearing Notice (City Council). Notice of the public hearings was provided to Eugene neighborhood organizations, the Oregon Department of Land Conservation and Development, Lane County, the City of Springfield, and other community groups and interested parties who have requested notice. Notice of the public hearings was also published in the Register Guard according to Eugene Code requirements.

On September 9, 2025, the City provided notice of the proposed PHS Land Use Code Amendments to DLCD. A public hearing conducted by the Planning Commission was held on October 14, 2025. Notice of the public hearing was sent in accordance with Type V notice procedures referenced above, on September 12, 2025. Following deliberations, the Planning Commission voted to recommend that the City Council ___ the PHS Code Amendments on _____, 2025. A public hearing conducted by the City Council was held on _____, 2026.

These processes afforded ample opportunity for citizen involvement consistent with Goal 1. Therefore, the amendments are consistent with Statewide Planning Goal 1.

Goal 2- Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Eugene’s land use code specifies the formal adoption procedures and approval criteria that were used in considering the PHS Land Use Code Amendments. These findings and the record show that there is an

adequate factual basis for the Code Amendments. The Goal 2 coordination requirement is met when the City engages in an exchange, or invites such an exchange, between the City and any affected governmental unit and when the City uses the information obtained in the exchange to balance the needs of citizens.

To comply with the Goal 2 coordination requirement, the City engaged in an exchange about the subject of these amendments with affected governmental units. Specifically, the City provided notice of the proposed action and opportunity to comment to the Oregon Department of Land Conservation and Development (DLCD), Lane County, and the City of Springfield. There are no exceptions to Statewide Planning Goal 2 required for the PHS Code Amendments. Therefore, the amendments are consistent with Statewide Planning Goal 2.

Goal 3 - Agricultural Land: To preserve and maintain agricultural lands.

The PHS Land Use Code Amendments will only affect properties located within the City of Eugene and therefore do not affect any lands designated by the comprehensive plan for agricultural use. Additionally, the amendments only apply to properties zoned E-2 Mixed-Use Employment, I-2 Light-Medium Industrial, and I-3 Heavy Industrial, therefore to the extent that there are properties within the City currently zoned for agricultural use, the code amendments do not force a discontinuance of agricultural practices. For these reasons, the amendments are consistent with Statewide Planning Goal 3.

Goal 4 - Forest Land: To conserve forest lands.

The PHS Land Use Code Amendments will only affect properties located within the City of Eugene and therefore do not affect any lands designated by the comprehensive plan for forest use. The amendments are therefore consistent with Statewide Planning Goal 4.

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources: To conserve open space and protect natural and scenic resources.

ORAR 660-023-0250(3) provides: Local governments are not required to apply Goal 5 in consideration of a PAPA unless the PAPA affects a Goal 5 resource. For purposes of this section, a PAPA would affect a Goal 5 resource only if:

- (a) The PAPA creates or amends a resource list or a portion of an acknowledged plan or land use regulation adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5;*
- (b) The PAPA allows new uses that could be conflicting uses with a particular significant Goal 5 resource site on an acknowledged resource list; or*
- (c) The PAPA amends an acknowledged UGB and factual information is submitted demonstrating that a resource site, or the impact areas of such a site, is included in the amended UGB area.*

These PHS Land Use Code Amendments do not create or amend the City's list of Goal 5 resources, do not amend a code provision adopted in order to protect a significant Goal 5 resource or to address specific

requirements of Goal 5, do not allow new uses that could be conflicting uses with a significant Goal 5 resource site and do not amend the acknowledged urban growth boundary. Therefore, the proposed amendments are consistent with Statewide Planning Goal 5.

Goal 6 - Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water, and land resources of the state.

Goal 6 addresses waste and process discharges from development, and is aimed at protecting air, water, and land from impacts from those discharges. The PHS Land Use Code Amendments do not affect the City's ability to provide for clean air, water or land resources, and in fact will provide notice to the agencies regulating the quality of the air, water, and land resources of the state, including the Environmental Protection Agency, the Oregon Department of Environmental Quality and the Lane Regional Air Protection Agency. Therefore, the amendments are consistent with Statewide Planning Goal 6.

Goal 7 - Areas Subject to Natural Disasters and Hazards: To protect life and property from natural disasters and hazards.

Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, landslides, wildfires and earthquakes and related hazards. The PHS Land Use Code Amendments do not make changes to policies or regulations that protect people and property from natural hazards. Therefore, the amendments are consistent with Statewide Planning Goal 7.

Goal 8 - Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Goal 8 ensures that recreational facilities are provided to Oregon citizens and is primarily concerned with the provision of recreational facilities in non-urban areas of the state. The PHS Land Use Code Amendments do not affect the City's provisions for, or citizen's access to, recreation areas, facilities, or recreational opportunities. Therefore, the amendments are consistent with Statewide Planning Goal 8.

Goal 9 - Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon 's citizens.

Goal 9 requires cities to evaluate the supply and demand of commercial land relative to community economic objectives. The PHS Land Use Code Amendments, which will apply only within the City, will not rezone or re-designate any properties, and do not impact the supply of industrial or commercial lands. The amendments are designed to provide notice to the City's public health regulatory partners and will not impact economic development opportunities in the City. Therefore, the amendments are consistent with Statewide Planning Goal 9.

Goal 10 - Housing: To provide for the housing needs of the citizens of the state.

Goal 10 requires the City to provide an adequate supply of buildable land to accommodate the City's estimated housing needs for a 20-year planning period. The *Envision Eugene Residential Land Supply Study (2012-2032)* was adopted by the City of Eugene in 2017 as a refinement of the *Envision Eugene Comprehensive Plan* and complies with the requirements of Goal 10 and Chapter 660, Division 008 of the Oregon Administrative Rules.

The *Envision Eugene Residential Land Supply Study* includes an inventory of buildable lands for residential use. According to the Residential Land Supply Study, there is sufficient buildable residential land to meet the identified land need. The PHS Land Use Code Amendments do not impact the City's supply of residential buildable land. No land is being re-designated from a residential use to a non-residential use, and the amendments do not otherwise diminish the amount of land available for residential use. Therefore, the amendments are consistent with Statewide Planning Goal 10.

Goal 11 - Public Facilities and Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The PHS Land Use Code Amendments do not affect the planning or development of future public facilities or services. The code amendments do not make changes to the City's provision of public facilities and services or to the currently adopted Eugene/Springfield Public Facilities and Services Plan (PFSP). Consistent with the PFSP, the City will continue to plan and develop public facilities to support the land uses designated in the City's acknowledged comprehensive plan. The amendments do not change the allowed uses or densities for any properties within the City and therefore the amendments will not result in an increase in demand on the City's public facilities and services. Therefore, the amendments are consistent with Statewide Planning Goal 11.

Goal 12- Transportation: To provide and encourage a safe, convenient and economic transportation system.

Goal 12 is implemented through the Transportation Planning Rule (TPR), OAR Chapter 660, Division 12. Eugene's 2035 Transportation System Plan provides the policy framework through which the TPR is implemented at the local level. The TPR includes the following requirements at OAR 660-012-0060:

- (1) *If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*
 - (a) *Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
 - (b) *Change standards implementing a functional classification system; or*

- (c) *Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
 - (A) *Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
 - (B) *Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or,*
 - (C) *Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

The TPR requires that land use changes that would significantly affect a transportation facility provide mitigation measures to address the anticipated impacts. The PHS Land Use Code Amendments will not significantly affect a planned or existing transportation facility, and no changes to existing, adopted land use designations or zoning of properties are proposed. The amendments will not change the functional classification of an existing or planned transportation facility, nor change any standards implementing a functional classification system. Further, because the amendments do not alter or affect the land uses allowed, the amendments will not result in levels of travel or access which are inconsistent with the functional classification of an existing or planned transportation facility or degrade the performance standards of an existing or planned transportation facility so that it will not meet the performance standards identified in the City’s adopted transportation system plan. Therefore, the PHS Land Use Code Amendments are consistent with Statewide Planning Goal 12.

Goal 13 - Energy Conservation: To conserve energy.

Goal 13 provides guidance on the management of land and land uses to maximize the conservation of energy. The PHS Land Use Code Amendments would provide notice of proposed industrial developments to the City’s regulatory partners. Therefore, the amendments are consistent with Statewide Planning Goal 13.

Goal 14 - Urbanization: To provide for an orderly and efficient transition from rural to urban land use.

The PHS Land Use Code Amendments are specific to land already zoned and designated for urban uses. The amendments do not affect the transition from rural to urban land uses, as all the property affected by the amendments is located within the City limits. Therefore, the amendments are consistent with Statewide Planning Goal 14.

Goal 15 - Willamette River Greenway: To protect, conserve, enhance and maintain the natural, scenic,

historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

The PHS Code Amendments do not contain any changes to the City's Willamette River Greenway regulations; therefore, Statewide Planning Goal 15 does not apply.

Goal 16 through 19 (Estuarine Resources, Coastal Shorelands, Beaches and Dunes. and Ocean Resources):

There are no coastal, ocean, estuarine, or beach and dune resources related to the lands affected by PHS Land Use Code Amendments. Therefore, these goals are not relevant, and the amendments will not affect compliance with Statewide Planning Goals 16 through 19.

EC 9.8065(2): [The amendments are] consistent with applicable provisions of the comprehensive plan and applicable adopted refinement plans.

The following findings address the *Eugene-Springfield Metropolitan Area General Plan (Metro Plan)*, the adopted and acknowledged regional comprehensive plan, the *Envision Eugene Comprehensive Plan (Envision Eugene)*, the Eugene-specific adopted and acknowledged comprehensive plan, the *Eugene 2035 Transportation System Plan (2035 TSP)*, the transportation element of Eugene's comprehensive land use plan, and applicable adopted refinement plans.

Eugene-Springfield Metropolitan Area General Plan (Metro Plan)

The *Eugene-Springfield Metropolitan Area General Plan (Metro Plan)* functions as a component of the City's overall comprehensive plan and addresses a variety of land use planning responsibilities that remain regional in nature between Lane County, Springfield and Eugene. To the extent that the following policies include considerations or requirements relevant to the PHS Land Use Code Amendments, those policies are addressed with further findings below. As these findings demonstrate, the amendments are consistent with, and supported by, the applicable provisions of the *Metro Plan*.

Metro Plan Policies

Environmental Resources Element

- C.27 Local governments shall continue to cooperate in developing and implementing programs necessary to meet air quality standards. This effort should include but not be limited to:*
- a. Review of all major public capital expenditure projects for potential air quality impacts.*
 - b. Integration of air quality concerns into the comprehensive land use plan.*
 - c. Active participation in developing and implementing additional controls, as needed.*

The PHS Land Use Code Amendments would require the City of Eugene to provide notice of proposed industrial development to the City's public health regulatory partners.

Based on the findings provided above, the amendments are consistent with and supported by the applicable provisions of the *Metro Plan*.

Envision Eugene Policies

The *Envision Eugene* Comprehensive Plan does not contain any policies relevant to the PHS Land Use Code Amendments.

Eugene 2035 Transportation System Plan

The *Eugene 2035 Transportation System Plan* does not contain any policies relevant to the PHS Land Use Code Amendments.

Applicable Refinement Plans

There are no refinement plan policies applicable to the PHS Land Use Code Amendments.

EC 9.8065(3): In the case of establishment of a special area zone, [the amendments are] consistent with EC 9.3020 Criteria for Establishment of an S Special Area Zone.

The PHS Land Use Code Amendments do not establish a special area zone. Therefore, this criterion does not apply.

The following is Version 3 of the draft ordinance that includes proposed land use code language related to improving coordination with the City’s Public Health regulatory partners to be considered by the Eugene Planning Commission. The Eugene Planning Commission will then provide a recommendation to the Eugene City Council regarding the draft ordinance.

Recommended Changes Guide:

Bold Red Text = Text proposed for addition to the Eugene Land Use Code.

~~Strikethrough Bold Text~~ = Text proposed for removal from the Eugene Land Use Code.

ORDINANCE NO. _____

AN ORDINANCE CONCERNING INCREASED PUBLIC HEALTH STANDARDS COORDINATION; AMENDING SECTIONS 9.0500, 9.2460, 9.2461, AND 9.4165 OF THE EUGENE CODE, 1971; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Section 9.0500 of the Eugene Code, 1971, is amended to provide as follows:

9.0500 Definitions.

Air, Land, and Water Permits. Any permits or licenses issued by the Environmental Protection Agency, the Oregon Department of Environmental Quality, or the Lane Regional Air Protection Agency that are required to comply with local, state, or federal air, land or water regulations.

Section 2. Section 9.2460 of the Eugene Code, 1971, is amended to provide as follows:

9.2460 Employment and Industrial Zone Development Standards.

(2) *Application of Standards.* In addition to applicable provisions contained elsewhere in this land use code, the development standards listed in Table 9.2460 Employment and Industrial Zone Development Standards shall apply to all development in employment and industrial zones. In

cases of conflict, the standards specifically applicable in employment and industrial zones shall apply.

Table 9.2460 Employment and Industrial Zone Development Standards				
	E-1	E-2	I-2	I-3
Maximum Building Height (1)	80 feet	80 feet	None	None
Minimum Front Yard Setback (2)(4)				
Frontage on Arterial Street	20 feet	15 feet	0 feet	0 feet
Frontage on all other streets	20 feet	5 feet	0 feet	0 feet
Maximum Front Yard Setback				
Frontage on Arterial Street		25 feet		
Frontage on all other streets		15 feet		
Minimum Interior Yard Setback				
Abutting any zone except residential or park and open space (2)	0 feet	0 feet	0 feet	0 feet
Abutting residential or park and open space zone (2)	20 feet	20 feet	20 feet	20 feet
Minimum Landscape Standard abutting a residential zone (3)	High Screen	High Screen	High Wall	High Wall
Minimum Landscape Area (3)	20%	10%	Some (3)	Some (3)
On-Site Pedestrian Requirements (5)	Yes	Yes	No	No
Fences (6)				
Outdoor Storage Areas (7)				
Outdoor Merchandise Display (8)				
Garbage Screening (9)				
Utilities (10)				

Table 9.2460 Employment and Industrial Zone Development Standards				
	E-1	E-2	I-2	I-3
Drive Through Facilities (11)				
Delivery and Loading Facilities (12)				
Public Health Coordination (13)	No	Yes	Yes	Yes

Section 3. Section 9.2461 of the Eugene Code, 1971, is amended to provide as follows:

9.2461 Special Development Standards for Table 9.2460.

(13) Public Health Coordination.

(a) Prior to city approval of any development permit for development on property located in the E-2, I-2 or I-3 zones, the applicant shall submit:

(1) Documentation identifying all Air, Land, and Water Permits required for the proposed development. The documentation shall include an attestation by the applicant that the listed Air, Land and Water Permits are the only Air, Land and Water Permits required for the proposed development; or

(2) Documentation attesting that no Air, Land, and Water Permits are required for the proposed development.

b) Prior to city approval of any development permit, for development on property located in the E-2, I-2, or I-3 zones, the city shall provide notice of the proposed development to the Environmental Protection Agency, Oregon Department of Environmental Quality, and Lane Regional Air Protection Agency. The notice shall include, but is not limited to the following information:

(1) The street address or other easily understood geographical reference to the subject property;

(2) The Map and Tax Lot(s) for the subject property;

**(3) The associated development permit number(s) and scope of the proposed work;
and**

**(4) The information provided by the applicant referenced in subparagraph (13)(a)
above.**

Section 4. Section 9.4165 of the Eugene Code, 1971, is amended to provide as follows:

**9.4165 /CL Clear Lake Overlay Zone Special Application and
Development Standards.**

(1) *Application Requirements.* In addition to standard required application materials, a development permit proposing a new building, change of use, additional use, or building expansion that exceeds 25 percent of the existing building square footage on the development site shall include ~~the following additional application material at the time of submittal:~~

~~(a) D~~**d**emonstration of compliance with EC [9.7007](#) Neighborhood/Applicant Meetings. Developments that require multiple applications may convene a single neighborhood/applicant meeting to address all materials.; ~~and~~

~~(b) A pre-clearance letter issued by the Lane Regional Air Protection Agency (LRAPA) confirming that the proposed use and associated operations have the ability to meet air quality standards with appropriate control technologies and mitigation measures. The LRAPA pre-clearance letter does not constitute formal approval of the use by either LRAPA or the City of Eugene.~~

City of Eugene

Public Health Standards Land Use Code Amendments (CA 25-3)

DRAFT LEGISLATIVE FINDINGS

November 14, 2025

Introduction/Overview

The Public Health Standards (PHS) Land Use Code Amendments project is intended to update Eugene’s land use code to improve coordination with Public Health Regulator Partners, like Lane Regional Air Protection Agency (LRAPA) and Oregon Department of Environmental Quality (DEQ).

PHS Land Use Code Amendments (CA 25-3):

The proposed land use code amendments would require developers of property zoned E-2 Mixed-Use Employment, I-2 Light-Medium Industrial, and I-3 Heavy Industrial to provide documentation attesting to and identifying all air, land, and water permits required by the EPA, Oregon DEQ, and/or LRAPA or provide documentation that permits are not required for the proposed development. The City would be required to send notice to the subject regulatory agencies to inform them of the proposed development and what permits the applicant attests are required, if any.

PHS Land Use Code Amendment Findings

Eugene Code (EC) Section 9.8065 sets out the following approval criteria (in ***bold and italic***) for a land use code amendment.

EC 9.8065(1) The amendment is consistent with applicable statewide planning goals adopted by the Land Conservation and Development Commission.

Based on the findings under each of the Statewide Planning Goals 1 through 19 below, the amendments are consistent with the goals and this criterion is satisfied.

Statewide Planning Goals

Goal 1 - Citizen Involvement. To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The City’s acknowledged procedures for adoption of legislative land use decisions, located in EC 9.7050 and 9.7500 through 9.7560, ensure the opportunity for community members to be involved in all phases of the legislative land use decision process and set out the requirements for such involvement. The PHS Land Use Code Amendments (“the amendments”) do not amend or change the City’s adopted citizen involvement program. The process for adoption of the PHS Land Use Code Amendments complies with Goal 1 because it is consistent with the City’s acknowledged procedures for legislative land use

decisions.

In addition to compliance with the City's acknowledged legislative land use decision procedures, the City also conducted significant public involvement related to the project. In January 2024, Planning and Development staff launched the PHS project to identify possible changes to Eugene's land use regulations to address the concerns of residents living near industrial areas within the City of Eugene. Through this project, staff have worked to:

- Engage residents, businesses, and community organizations on possible changes.
- Identify gaps in local, state, and federal regulation of industrial development.
- Consider enhanced land use regulations for new or expanded industrial developments located near residential zones, parks, schools, and other sensitive areas in order to mitigate community health risks.
- Gather additional recommendations for future changes to City policy, zoning of properties, programs and investments, or other ways to make changes through land use planning.

Community Engagement

Community engagement efforts focused on better understanding community views and perceptions of the issue and whether the land use code is the right tool to help address those concerns. Staff reached out to a broad spectrum of community members, including affected neighborhood groups, businesses, and environmental and community groups. The project team received feedback from a wide range of interested parties, and the views and perceptions shared with staff were contrasted.

Between January and May 2025, the project team organized both small- and large-group conversations to provide the opportunity to connect with specific communities. Over this time, the team connected with 250+ individuals across 19 meetings and events, analyzed 209 survey responses, and reached out to 18,500+ individuals through online information sharing platforms.

As discussed below, notices of the proposed Code Amendments were provided in accordance with EC 9.7520 Public Hearing Notice (Planning Commission) and EC 9.7545 Public Hearing Notice (City Council). Notice of the public hearings was provided to Eugene neighborhood organizations, the Oregon Department of Land Conservation and Development, Lane County, the City of Springfield, and other community groups and interested parties who have requested notice. Notice of the public hearings was also published in the Register Guard according to Eugene Code requirements.

On September 9, 2025, the City provided notice of the proposed PHS Land Use Code Amendments to DLCD. A public hearing conducted by the Planning Commission was held on October 14, 2025. Notice of the public hearing was sent in accordance with Type V notice procedures referenced above, on September __, 2025. Following deliberations, the Planning Commission voted to recommend that the City Council ___ the PHS Code Amendments on _____, 2025.

These processes afforded ample opportunity for citizen involvement consistent with Goal 1. Therefore, the amendments are consistent with Statewide Planning Goal 1.

Goal 2- Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual

base for such decisions and actions.

Eugene’s land use code specifies the formal adoption procedures and approval criteria that were used in considering the PHS Land Use Code Amendments. These findings and the record show that there is an adequate factual basis for the Code Amendments. The Goal 2 coordination requirement is met when the City engages in an exchange, or invites such an exchange, between the City and any affected governmental unit and when the City uses the information obtained in the exchange to balance the needs of citizens.

To comply with the Goal 2 coordination requirement, the City engaged in an exchange about the subject of these amendments with affected governmental units. Specifically, the City provided notice of the proposed action and opportunity to comment to the Oregon Department of Land Conservation and Development (DLCD), Lane County, and the City of Springfield. There are no exceptions to Statewide Planning Goal 2 required for the PHS Code Amendments. Therefore, the amendments are consistent with Statewide Planning Goal 2.

Goal 3 - Agricultural Land: To preserve and maintain agricultural lands.

The PHS Land Use Code Amendments will only affect properties located within the City of Eugene and therefore do not affect any lands designated by the comprehensive plan for agricultural use. Additionally, the amendments only apply to properties zoned E-2 Mixed-Use Employment, I-2 Light-Medium Industrial, and I-3 Heavy Industrial, therefore to the extent that there are properties within the City currently zoned for agricultural use, the code amendments do not force a discontinuance of agricultural practices. For these reasons, the amendments are consistent with Statewide Planning Goal 3.

Goal 4 - Forest Land: To conserve forest lands.

The PHS Land Use Code Amendments will only affect properties located within the City of Eugene and therefore do not affect any lands designated by the comprehensive plan for forest use. The amendments are therefore consistent with Statewide Planning Goal 4.

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources: To conserve open space and protect natural and scenic resources.

ORAR 660-023-0250(3) provides: Local governments are not required to apply Goal 5 in consideration of a PAPA unless the PAPA affects a Goal 5 resource. For purposes of this section, a PAPA would affect a Goal 5 resource only if:

- (a) The PAPA creates or amends a resource list or a portion of an acknowledged plan or land use regulation adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5;*
- (b) The PAPA allows new uses that could be conflicting uses with a particular significant Goal 5 resource site on an acknowledged resource list; or*
- (c) The PAPA amends an acknowledged UGB and factual information is submitted demonstrating that a resource site, or the impact areas of such a site, is included in the*

amended UGB area.

These PHS Land Use Code Amendments do not create or amend the City's list of Goal 5 resources, do not amend a code provision adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5, do not allow new uses that could be conflicting uses with a significant Goal 5 resource site and do not amend the acknowledged urban growth boundary. Therefore, the proposed amendments are consistent with Statewide Planning Goal 5.

Goal 6 - Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water, and land resources of the state.

Goal 6 addresses waste and process discharges from development, and is aimed at protecting air, water, and land from impacts from those discharges. The PHS Land Use Code Amendments do not affect the City's ability to provide for clean air, water or land resources, and in fact will increase coordination with the agencies regulating the quality of the air, water, and land resources of the state, including the Oregon Department of Environmental Quality and Land Regional Air Protection Agency. Therefore, the amendments are consistent with Statewide Planning Goal 6.

Goal 7 - Areas Subject to Natural Disasters and Hazards: To protect life and property from natural disasters and hazards.

Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, landslides, wildfires and earthquakes and related hazards. The PHS Land Use Code Amendments do not make changes to policies or regulations that protect people and property from natural hazards. Therefore, the amendments are consistent with Statewide Planning Goal 7.

Goal 8 - Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Goal 8 ensures that recreational facilities are provided to Oregon citizens and is primarily concerned with the provision of recreational facilities in non-urban areas of the state. The PHS Land Use Code Amendments do not affect the City's provisions for, or citizen's access to, recreation areas, facilities, or recreational opportunities. Therefore, the amendments are consistent with Statewide Planning Goal 8.

Goal 9 - Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon 's citizens.

Goal 9 requires cities to evaluate the supply and demand of commercial land relative to community economic objectives. The PHS Land Use Code Amendments, which will apply only within the City, will not rezone or re-designate any properties, and do not impact the supply of industrial or commercial lands. The amendments are designed to improve coordination with the City's public health regulatory partners and will not impact economic development opportunities in the City. Therefore, the amendments are

consistent with Statewide Planning Goal 9.

Goal 10 - Housing: To provide for the housing needs of the citizens of the state.

Goal 10 requires the City to provide an adequate supply of buildable land to accommodate the City's estimated housing needs for a 20-year planning period. The *Envision Eugene Residential Land Supply Study (2012-2032)* was adopted by the City of Eugene in 2017 as a refinement of the *Envision Eugene Comprehensive Plan* and complies with the requirements of Goal 10 and Chapter 660, Division 008 of the Oregon Administrative Rules.

The *Envision Eugene Residential Land Supply Study* includes an inventory of buildable lands for residential use. According to the Residential Land Supply Study, there is sufficient buildable residential land to meet the identified land need. The PHS Land Use Code Amendments do not impact the City's supply of residential buildable land. No land is being re-designated from a residential use to a non-residential use, and the amendments do not otherwise diminish the amount of land available for residential use. Therefore, the amendments are consistent with Statewide Planning Goal 10.

Goal 11 - Public Facilities and Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The PHS Land Use Code Amendments do not affect the planning or development of future public facilities or services. The code amendments do not make changes to the City's provision of public facilities and services or to the currently adopted Eugene/Springfield Public Facilities and Services Plan (PFSP). Consistent with the PFSP, the City will continue to plan and develop public facilities to support the land uses designated in the City's acknowledged comprehensive plan. The amendments do not change the allowed uses or densities for any properties within the City and therefore the amendments will not result in an increase in demand on the City's public facilities and services. Therefore, the amendments are consistent with Statewide Planning Goal 11.

Goal 12- Transportation: To provide and encourage a safe, convenient and economic transportation system.

Goal 12 is implemented through the Transportation Planning Rule (TPR), OAR Chapter 660, Division 12. Eugene's 2035 Transportation System Plan provides the policy framework through which the TPR is implemented at the local level. The TPR includes the following requirements at OAR 660-012-0060:

- (1) *If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

- (a) *Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
- (b) *Change standards implementing a functional classification system; or*
- (c) *Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
 - (A) *Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
 - (B) *Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or,*
 - (C) *Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

The TPR requires that land use changes that would significantly affect a transportation facility provide mitigation measures to address the anticipated impacts. The PHS Land Use Code Amendments will not significantly affect a planned or existing transportation facility, and no changes to existing, adopted land use designations or zoning of properties are proposed. The amendments will not change the functional classification of an existing or planned transportation facility, nor change any standards implementing a functional classification system. Further, because the amendments do not alter or affect the land uses allowed, the amendments will not result in levels of travel or access which are inconsistent with the functional classification of an existing or planned transportation facility or degrade the performance standards of an existing or planned transportation facility so that it will not meet the performance standards identified in the City's adopted transportation system plan. Therefore, the PHS Land Use Code Amendments are consistent with Statewide Planning Goal 12.

Goal 13 - Energy Conservation: To conserve energy.

Goal 13 provides guidance on the management of land and land uses to maximize the conservation of energy. The PHS Land Use Code Amendments would increase coordination with our regulatory partners by ensuring that development permit applicants are obtaining the required air, water, and land permits and licenses, and would not impact the conservation of energy. Therefore, the amendments are consistent with Statewide Planning Goal 13.

Goal 14 - Urbanization: To provide for an orderly and efficient transition from rural to urban land use.

The PHS Land Use Code Amendments are specific to land already zoned and designated for urban uses. The amendments do not affect the transition from rural to urban land uses, as all the property affected

by the amendments is located within the City limits. Therefore, the amendments are consistent with Statewide Planning Goal 14.

Goal 15 - Willamette River Greenway: To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

The PHS Code Amendments do not contain any changes to the City's Willamette River Greenway regulations; therefore, Statewide Planning Goal 15 does not apply.

Goal 16 through 19 (Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources):

There are no coastal, ocean, estuarine, or beach and dune resources related to the lands affected by PHS Land Use Code Amendments. Therefore, these goals are not relevant, and the amendments will not affect compliance with Statewide Planning Goals 16 through 19.

EC 9.8065(2): [The amendments are] consistent with applicable provisions of the comprehensive plan and applicable adopted refinement plans.

The following findings address relevant portions of the City's comprehensive plan, specifically including adopted policies and relevant text from the *Eugene-Springfield Metropolitan Area General Plan (Metro Plan)*, the adopted and acknowledged regional comprehensive plan, the *Envision Eugene Comprehensive Plan (Envision Eugene)*, the Eugene-specific adopted and acknowledged comprehensive plan, the *Eugene 2035 Transportation System Plan (2035 TSP)*, the transportation element of Eugene's comprehensive land use plan, and applicable adopted refinement plans.

Eugene-Springfield Metropolitan Area General Plan (Metro Plan)

The *Eugene-Springfield Metropolitan Area General Plan (Metro Plan)* functions as a component of the City's overall comprehensive plan and addresses a variety of land use planning responsibilities that remain regional in nature between Lane County, Springfield and Eugene. To the extent that the following policies include considerations or requirements relevant to the PHS Land Use Code Amendments, those policies are addressed with further findings below. As these findings demonstrate, the amendments are consistent with, and supported by, the applicable provisions of the *Metro Plan*.

Metro Plan Policies

Environmental Resources Element

- C.27 Local governments shall continue to cooperate in developing and implementing programs necessary to meet air quality standards. This effort should include but not be limited to:*
- a. Review of all major public capital expenditure projects for potential air quality impacts.*
 - b. Integration of air quality concerns into the comprehensive land use plan.*
 - c. Active participation in developing and implementing additional controls, as needed.*

The PHS Land Use Code Amendments focus on improving the coordination between the City of Eugene and its public health regulatory partners. By adding the requirement to submit information regarding air, water, and land permitting and licensing as a part of the building permit process, the City is actively participating in developing and implementing additional controls related to air quality standards.

Based on the findings provided above, the amendments are consistent with and supported by the applicable provisions of the *Metro Plan*.

Envision Eugene Policies

The PHS Land Use Code Amendments work to improve the coordination with the City's public health regulatory partners but will not impact development opportunities in the City. Therefore, the *Envision Eugene* Comprehensive Plan does not contain any policies relevant to this amendment.

Eugene 2035 Transportation System Plan

The *Eugene 2035 Transportation System Plan* does not contain any policies relevant to this amendment.

Applicable Refinement Plans

No relevant policies were found in the following adopted refinement plans:

- 19th and Agate Special Area Study
- Bethel-Danebo Refinement Plan
- Bethel-Danebo Refinement Plan Phase II
- Downtown Plan
- Downtown Riverfront Specific Area Plan
- Fairmount/University of Oregon Special Area Study
- Jefferson/Far West Refinement Plan
- Laurel Hill Plan
- River Road-Santa Clara Urban Facilities Plan
- Riverfront Park Study
- Royal Avenue Specific Plan
- South Hills Study
- South Willamette Subarea
- Walnut Station Specific Area Plan
- West Eugene Wetlands Plan
- West University Refinement Plan
- Westside Neighborhood Plan
- Whiteaker Plan
- Willakenzie Area Plan
- Willow Creek Special Area Study

EC 9.8065(3): In the case of establishment of a special area zone, [the amendments are] consistent with EC 9.3020 Criteria for Establishment of an S Special Area Zone.

The PHS Land Use Code Amendments do not establish a special area zone. Therefore, this criterion does not apply.