

Willamette River protection and recognition:**■ Willamette Greenway issues:**

- Policy direction: Balance between natural resource protection and increasing public awareness of/access to river.
- Greenway policies/standards generally less stringent than WR Overlay Zone standards (see **Willamette Greenway Permits, E.C. 9.8805**). The WG boundary is shown on maps located at the City of Eugene Planning Division.
- There is no WG setback specified in Eugene Code. WG permit approval criteria require the "establishment of adequate setback lines."
- Requirement to *protect riparian vegetation to the extent possible* limits development close to river.
- Requirement to *provide open space and public access to the extent possible* provides policy basis to encourage visual and physical access to the river in new developments.
- Requirement to *protect significant fish & wildlife habitat*. Meeting this WG policy direction may require that additional inventories be conducted early on in concept(s) development phase.
- Preservation of *scenic qualities* required; implies need to identify/preserve view corridors. (However, the type of scenic qualities to be addressed is not specified in WG policies nor in Eugene code).

■ Water Resources Overlay Zone (WR-OZ) issues:

- Policy direction: Weighted heavily toward natural resource protection.
- Setback is 100 feet from top of bank. "Conservation area" is even wider in a few places, as conservation area (protected area) is 100-foot setback plus site boundary. (See Water Resources Overlay Zone, E.C. 9.4900-9.4980; or, alternatively, **Ordinance No. 20351**).
- The 100-foot setback/conservation area falls on primarily public park land in the RPMUC.
- Very few uses allowed within conservation area; primarily restricted to low impact uses; no buildings, no parking lots.
- Public improvements (e.g. streets, bridge, boat ramp) specified in an adopted plan are allowed with a land use permit.
- Public access features (e.g. interpretive signs, benches, bike path) allowed with a land use permit.
- Habitat restoration projects are allowed with a land use permit.
- Disturbance of conservation area (for allowed uses) requires commensurate habitat restoration.
- There are opportunities in re-development of RPMUC to encourage "water-enjoyment" uses (e.g. people-intense uses, like restaurant, oriented to the river). However, only a public access feature as a "public improvement" can be inside conservation area.
- "Prior development" is exempt, so re-development consistent with base zone, within existing footprint, is accommodated. Example: New 4-story building allowed within footprint of existing parking lot.
- WR-OZ currently applies only to parcels located within city limits. Outside of city limits, within UGB, Eugene's WR-OZ will be applied at the time of annexation/development.

■ View corridors and special places:

- Significant view corridors/vistas to the river (e.g. direct view down a street, exceptional view through allee of trees) should be identified, so that future development may evaluate opportunities to preserve these in site design, building location etc.
- Special places along the river that have been created by or embraced by the community interacting with the river (e.g. the old swimmin' hole, the shady viewpoint where everyone stops) should be identified so that future development may evaluate opportunities to preserve these in site design, building location etc.
- Historic resources and their surrounding landscape (e.g. Potter House on Fir Lane) might also be considered special places.

Tree protection & recognition:

- Opportunities exist in RPMUC to identify, protect, and commemorate special individual trees or groves as a neighborhood amenity. There are trees with potential value as 1) "historical markers" of the history of the neighborhood, and as 2) visual landmarks that help define neighborhood character.
- Private property tree removal (trees larger than 8" diameter) is restricted in under City's adopted tree preservation regulations (see **Tree Preservation & Removal Standards, E.C. 9.6880 & Administrative Rule R-6.305**). However, tree may be removed if in the footprint of any allowed development.
- Private property tree removal may also be restricted by a prior land use approval, (e.g. Conditional Use Permit or Site Review).
- Properties outside of city limits subject to Lane County tree code, which also has restrictions on tree removal, but not the same as Eugene Code.
- Street trees protected under E.C. Chapter 6 (see Administrative Rule R-6.305). No removal of "Charter trees" (50 years old, within original city area) in certain situations without public vote.
- Planting of new street trees required in all development projects which involve the creation of new streets (most subdivisions, partitions, planned unit developments) (for rules and standards see **Administrative Rule R-7.280** at: http://www.eugene-or.gov/portal/server.pt/gateway/PTARGS_0_2_144751_0_0_18/AdminRuleR-7.280.pdf).
- Heritage trees: Currently no regulations that specifically protect heritage trees on private property. Occasionally, some are protected under discretionary land use permit approval. Heritage trees defined in Eugene Code; more specifically in adopted 1992 *Urban Forest Management Plan* (pg. 16-18 in the Plan, at: http://www.eugene-or.gov/portal/server.pt/gateway/PTARGS_0_2_144746_0_0_18/ForestPlan.pdf). The Eugene Tree Foundation (ETF) has developed a voluntary program for "Legacy Trees" to identify and commemorate big trees. ETF may already have identified potential heritage trees in the RPMUC area. For more information, see: <http://www.eugenetreefoundation.org/Pages/LegacyTreeProgram.html>.
- Trees are also generally protected if located within the river's WR-OZ conservation area (100-foot setback plus site boundary). Example: A portion of the oak grove south of Stults Avenue lies within the river's conservation area; only that portion of the grove would be protected under WR-OZ.

Alternative stormwater treatment methods:

- The City of Eugene has recently adopted new stormwater design standards (see **Ordinance No. 20369**, July 2006), and a new *Stormwater Management Manual* (July 2006) (available on City's web site at:
http://www.eugene-or.gov/portal/server.pt?space=CommunityPage&cached=true&parentname=CommunityPage&parentid=6&in_hi_userid=2&control=SetCommunity&CommunityID=209&PageID=0)
- Certain types of new development are required to meet City stormwater standards (e.g. pollution reduction, flow control, facility maintenance) (see ordinance). Manual contains design, siting and maintenance criteria for various stormwater management facilities.
- There are opportunities in street design and new/redevelopment in RPMUC to incorporate alternative stormwater treatment options (e.g. vegetated swales, pervious pavement). The neighborhood has expressed interest in seeing such alternatives implemented in the study area.
- Peggy Keppler, City of Eugene Public Works, is lead staff on stormwater design standards (682-2869).

Other natural resource issues:

- The *River Road/Santa Clara Urban Facilities Plan* contains additional policies and suggested actions related to natural resources in its "Environmental Design Element" (page 4-1).

Note: Discussions of code requirements are summaries only; refer to actual code sections, ordinances, and administrative rules for specific, complete requirements.

