



Planning for Healthy Communities

AIM

A win-win-win concept for the health and safety of people, our economy, and our environment: give cities clear guidance for protecting health and safety as Oregon’s economy prospers.

GOAL 9

Goal 9—Economic Development in Oregon’s land use planning program—seeks to ensure that cities have enough land available within their Urban Growth Boundaries (UGBs) to foster viable economic growth and development over a 20-year horizon.

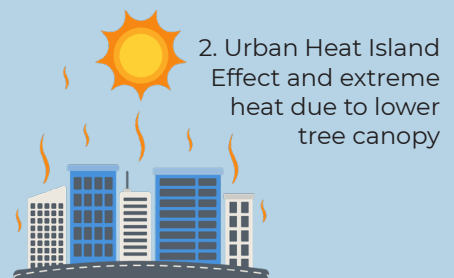
The Planning for Healthy Communities Act will adopt a statewide response that upholds state land goals for economic development while protecting sensitive communities by addressing disparate and cumulative impacts.

HEALTHY COMMUNITIES ACT

This legislative concept improves Goal 9 by adding clear direction for cities to address potential health and environmental justice impacts when industrial uses are proposed next to homes, hospitals, care facilities or schools. The concept combines technical and community knowledge to quickly identify land use conflicts and possible impacts through early detection and intervention. This modernized approach enhances the health and safety for Oregonians, brings certainty for business, and relieves cities of complaints and litigation.

HEALTHY COMMUNITIES ACT will expand offsite impacts mitigation beyond standard nuisance considerations to address increased risks to public health, such as:

1. Increases in air pollution



2. Urban Heat Island Effect and extreme heat due to lower tree canopy

3. Increases in traffic fatalities and accidents associated with frequent truck and equipment movement





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HEALTHY COMMUNITIES CONCEPT

The legislative concept will establish health and safety protections for Oregonians in Goal 9 land use decisions for economic development, if a city decides to zone land for industrial use within 1000 feet of a public or private school property, child care facility, hospital, residential care facility, or land zoned for residential use.

THE CITY MUST:

1. Consider impacts analysis and mitigation measures that account for, at minimum, pollution exposure, traffic and pedestrian safety, diesel emissions, noise, vibration, glare/light and urban heat island effects generated by the use.
2. Establish public health safeguards the industrial use applicant must meet to mitigate the identified off-site impacts on sensitive sites within 1000 feet of the proposed industrial use.
3. Oregonians who live in these qualifying areas will now have an opportunity to have localized conversations with their city/town about possible off-site impacts and mitigation strategies.

Otherwise, cities may continue to zone and permit uses based on existing processes.

FINDING SOLUTIONS

Incompatible industrial zoning continues to harm vulnerable Oregon communities. Not only do such communities face more pollution, but they are generally more susceptible to negative health impacts from that pollution due to socio-demographic factors and/or pre-existing health conditions. It's time to adopt model policies enacted in other cities and states that are protecting and safeguarding neighborhoods facing disproportionate public health and safety risks.

RISK REDUCTIONS USING OVERLAY ZONING



Intended to provide and protect Eugene's large-lot industrial portfolio in the Clear Lake expansion area, the CL Overlay Zone, adopted in 2018, implements comprehensive plan policies that call for fairness and equity in achieving a healthy environment, vibrant community, climate considerations and improved quality of life for surrounding neighborhoods. To this end, the CL Overlay regulations identify certain uses that are restricted or prohibited to avoid incompatibilities between pollution emissions and nearby residences, schools or parks.