

Proposed Eugene Urban Reserves

Eugene City Council

February 15, 2023

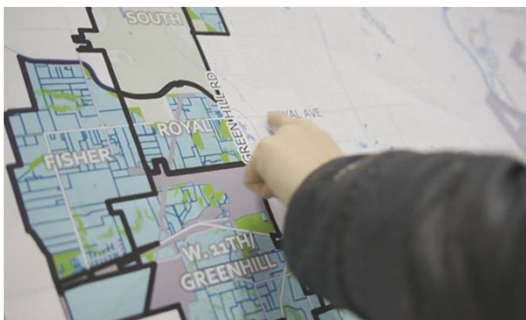


www.Eugene-or.gov/UrbanReserves



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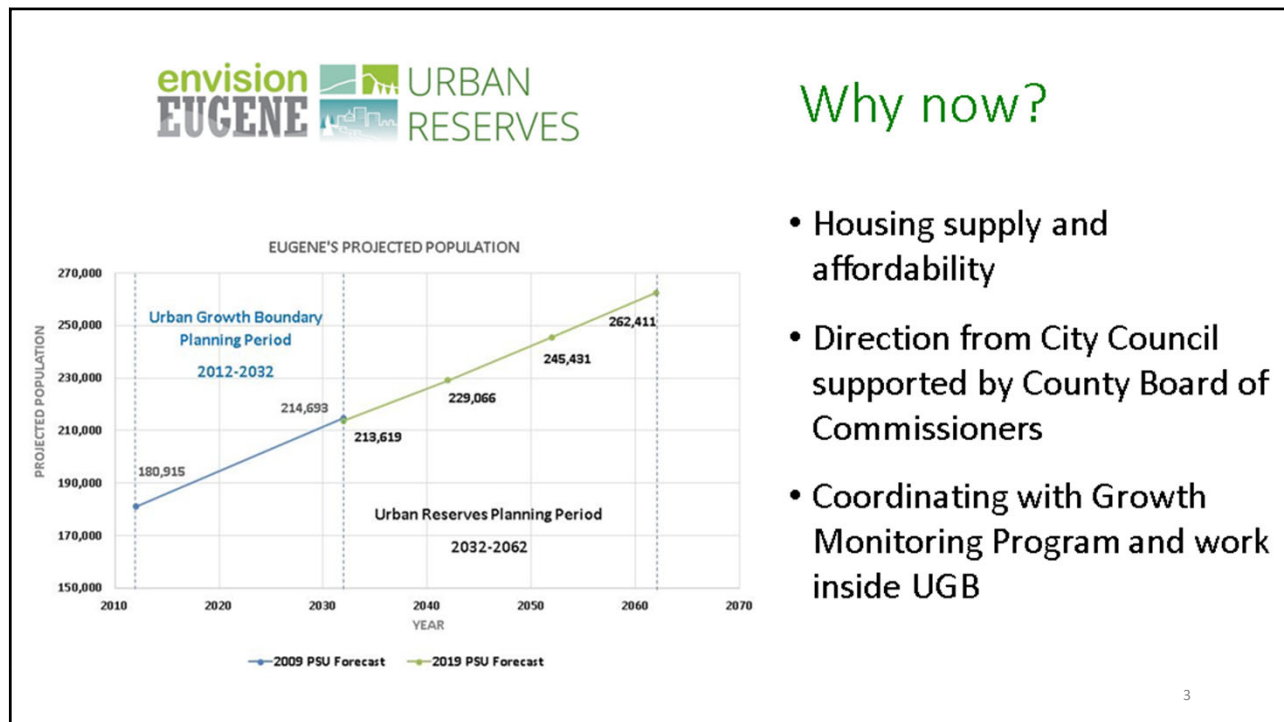
Urban Reserves



- Joint project—City and County
- Planning for the next two generations—Until 2059
- Areas for Eugene to grow into only if/when needed
- Land remains rural unless brought into Eugene's urban growth boundary through a formal process

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Collaborative Effort



- Community members
- Rural property owners
- Lane County
- City of Eugene
- Nearby Cities
- Utility and Service Providers
- TBL Sounding Board volunteers
- Technical Advisory Committee (EETAC)

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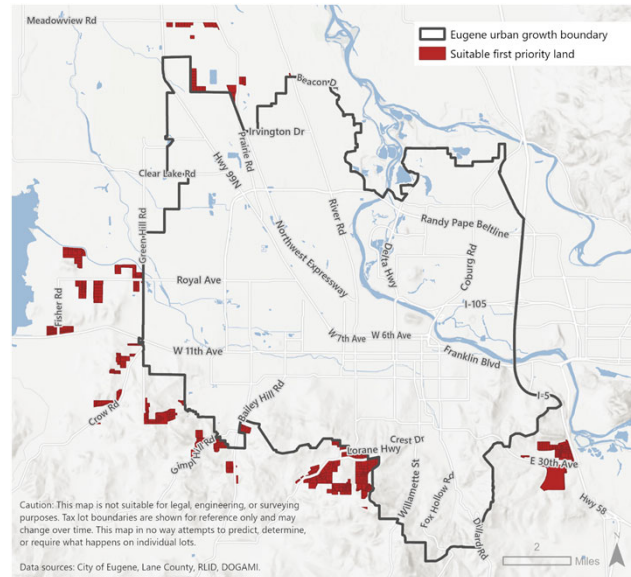
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Without Urban Reserves

UGB expansion areas likely limited by state law to “First Priority” Exception Areas (rural residential and industrial land)

Scattered; disconnected from each other and UGB

Lower density; expensive to serve



Map 8: All Suitable First Priority Land
(from the Eugene Urban Reserves Study--Exhibit F Appendix 2)

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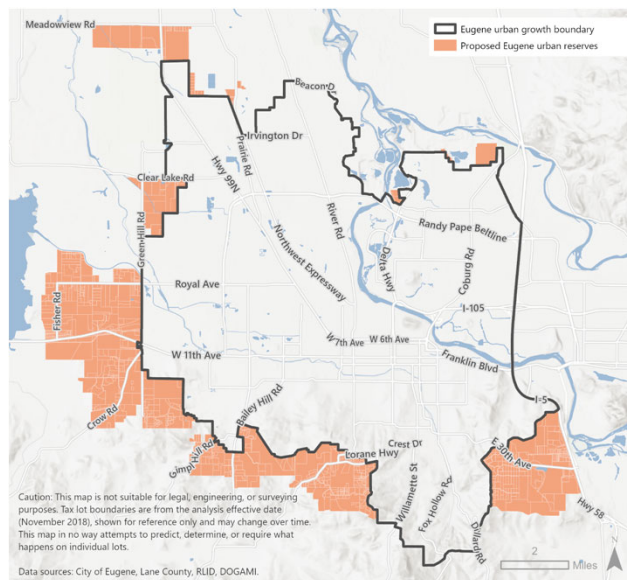
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With Urban Reserves

More/better options for UGB expansion

Land is cohesive, adjacent to UGB and each other

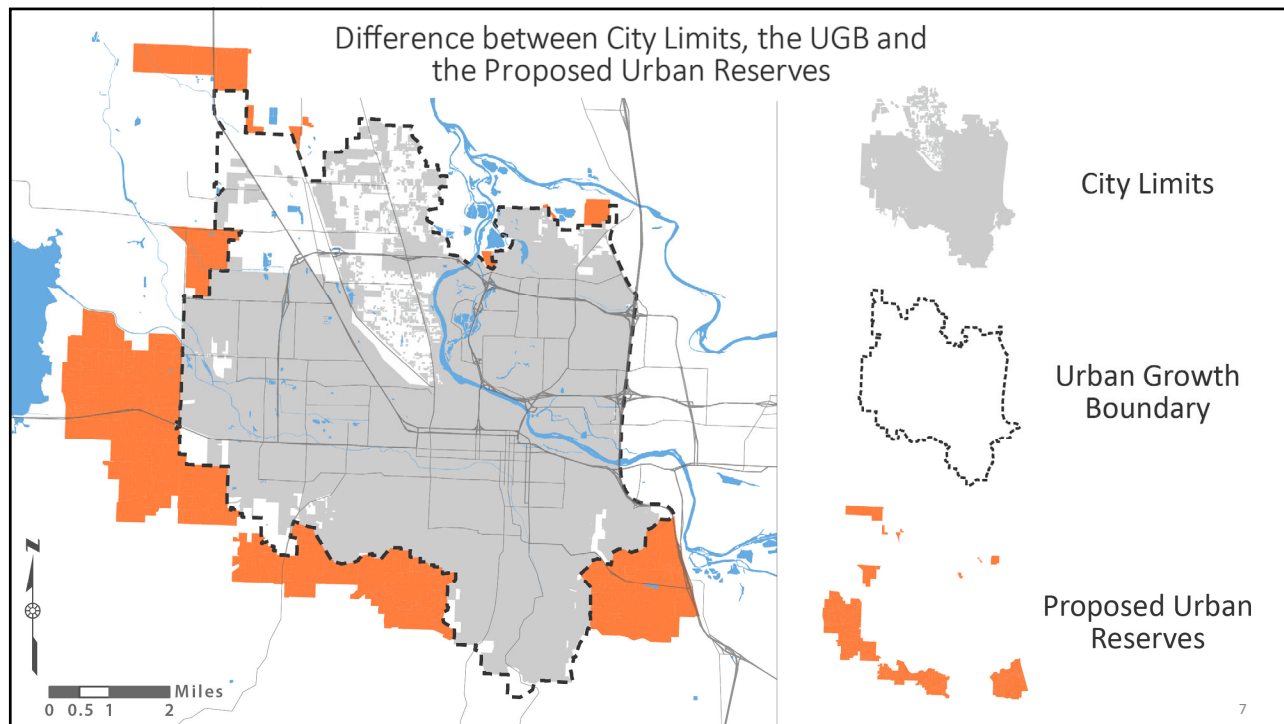
Clarity for landowners about future use of land



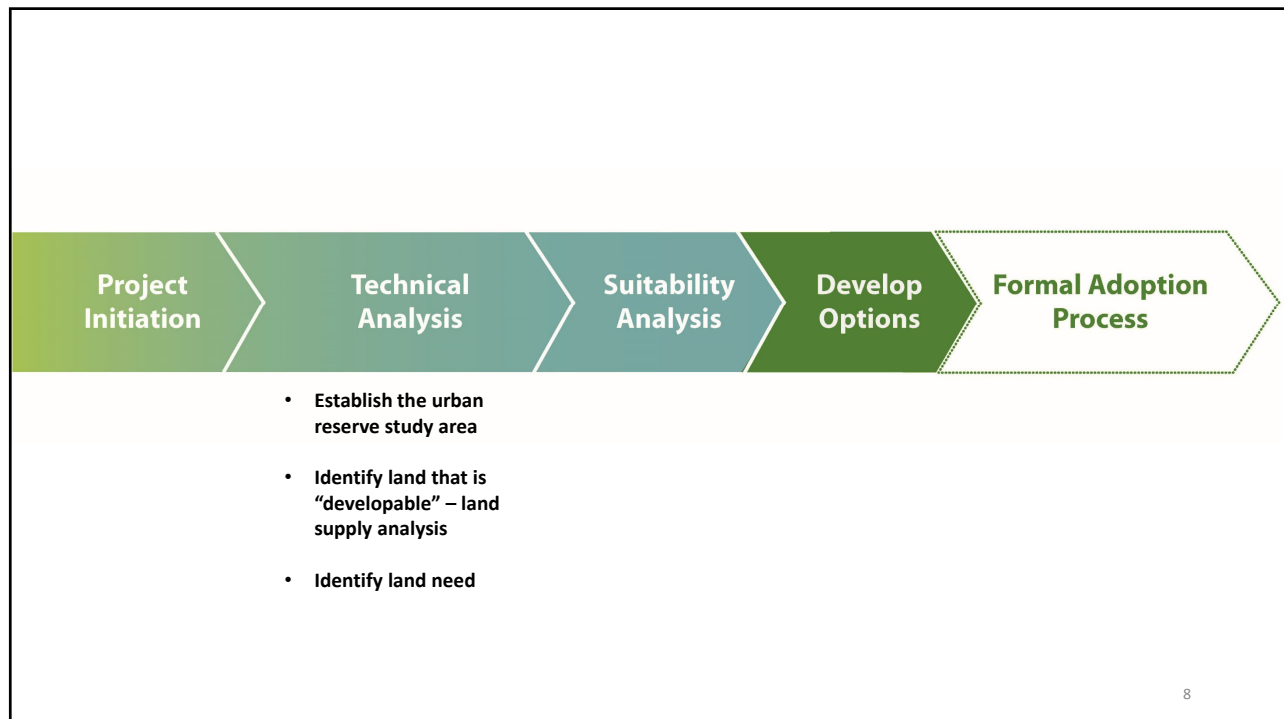
Map 21: Proposed Eugene Urban Reserves
(from the Eugene Urban Reserves Study)

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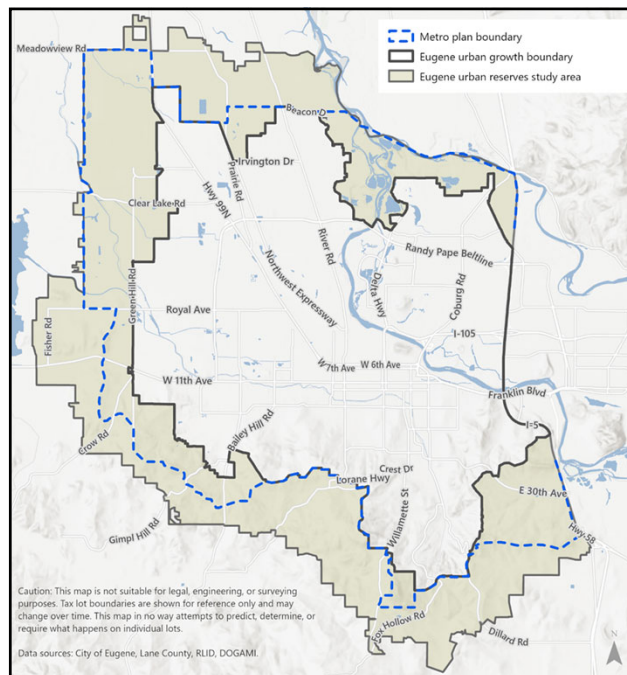
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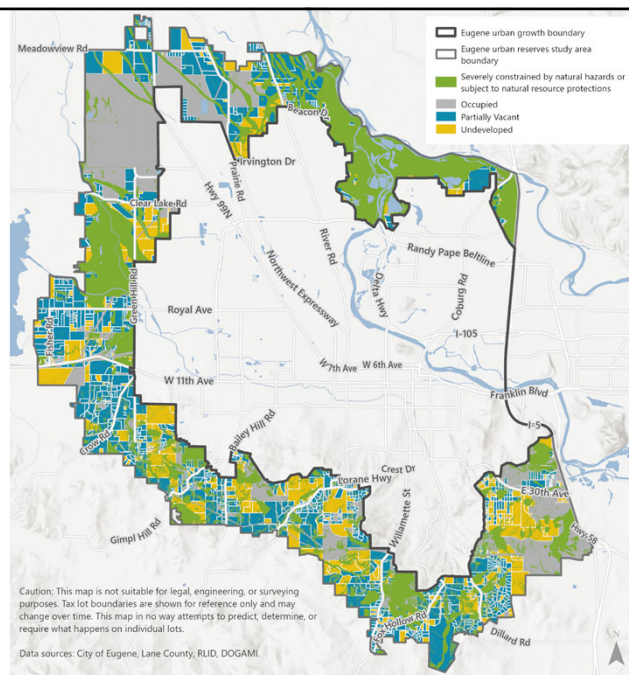
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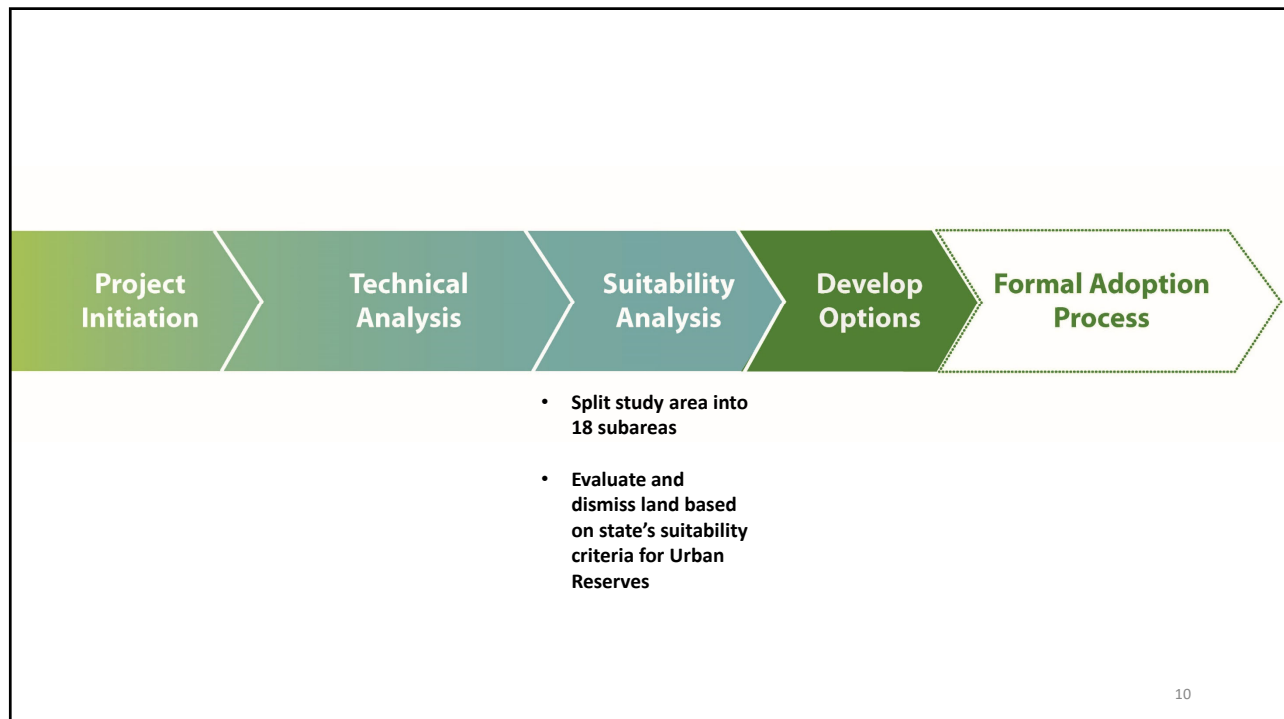


Map 1: Eugene Urban Reserves Study Area



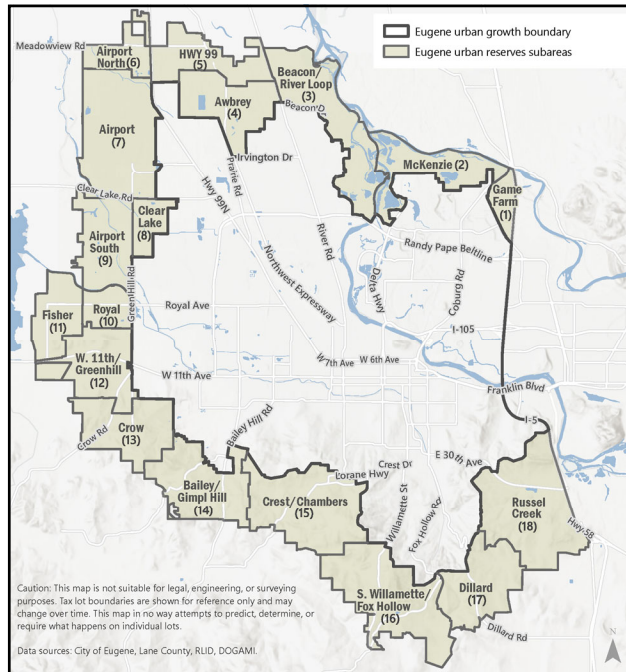
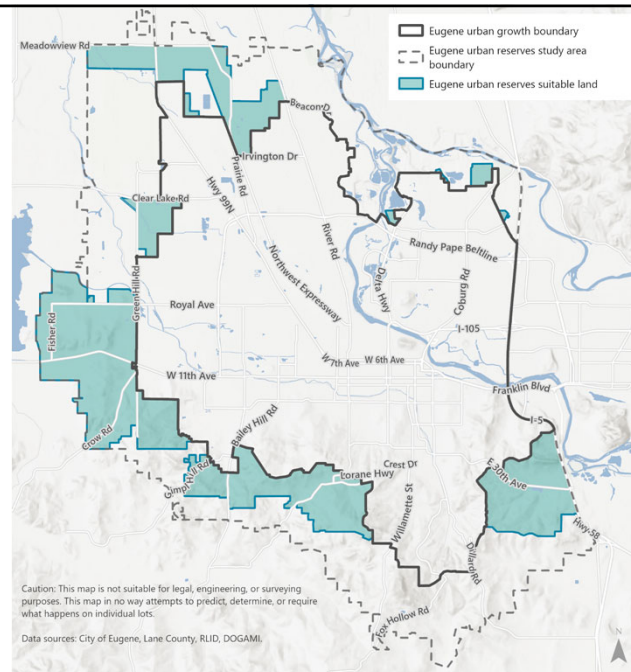
Map 5: Urban Reserves Study Area Development Potential

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**Map 6: Urban Reserves Subareas****Map 7: Urban Reserves Suitable Land**

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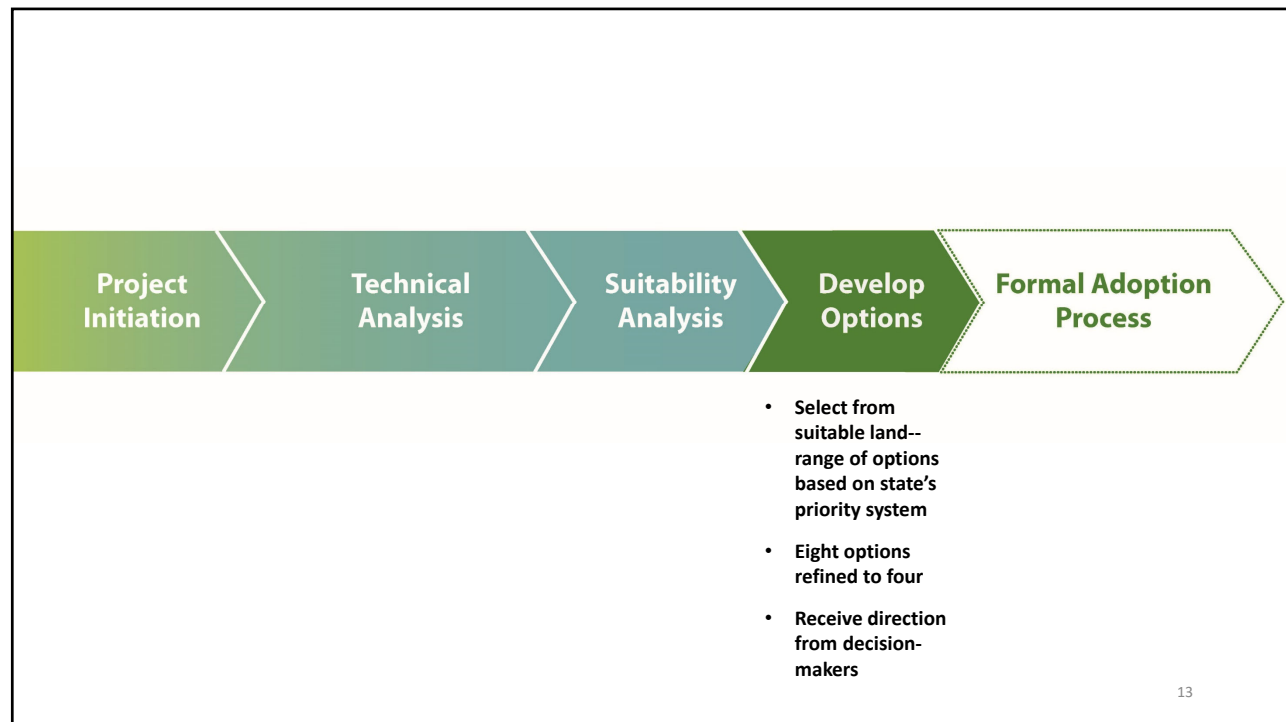


January 2020 Study Area Open Houses

Meadowview School, Kennedy Middle School, Irving Grange

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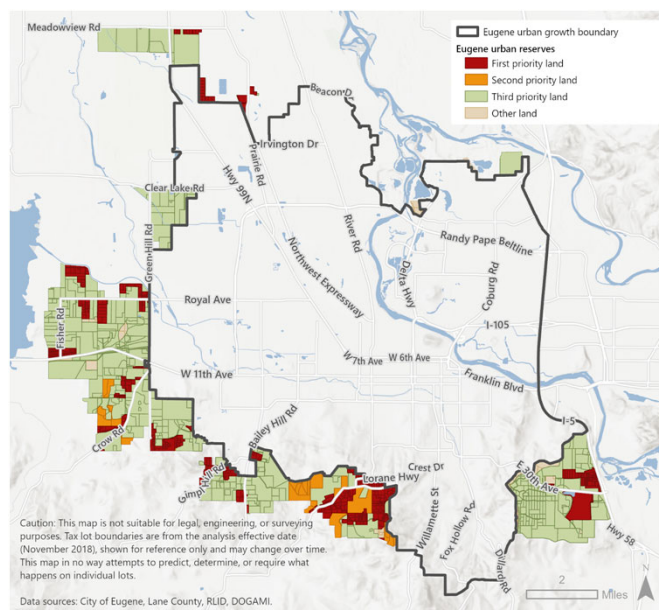
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Selecting suitable land for urban reserves

First, rural residential, commercial or industrial land (i.e., exception areas)

Second, land with marginal value for farming or forestry (i.e., marginal lands)

Third, farm and forest lands (*highest quality soils last*)



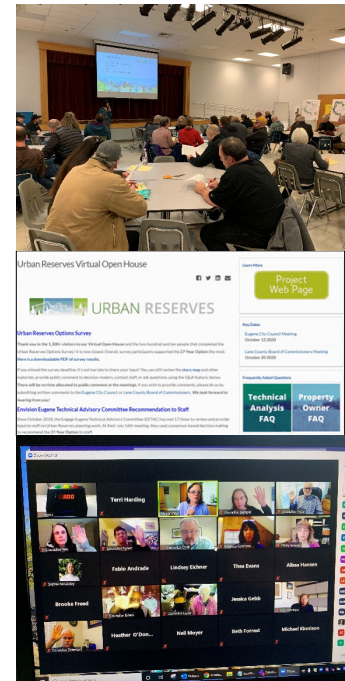
Map 20: Eugene Urban Reserves by Priority Land Category

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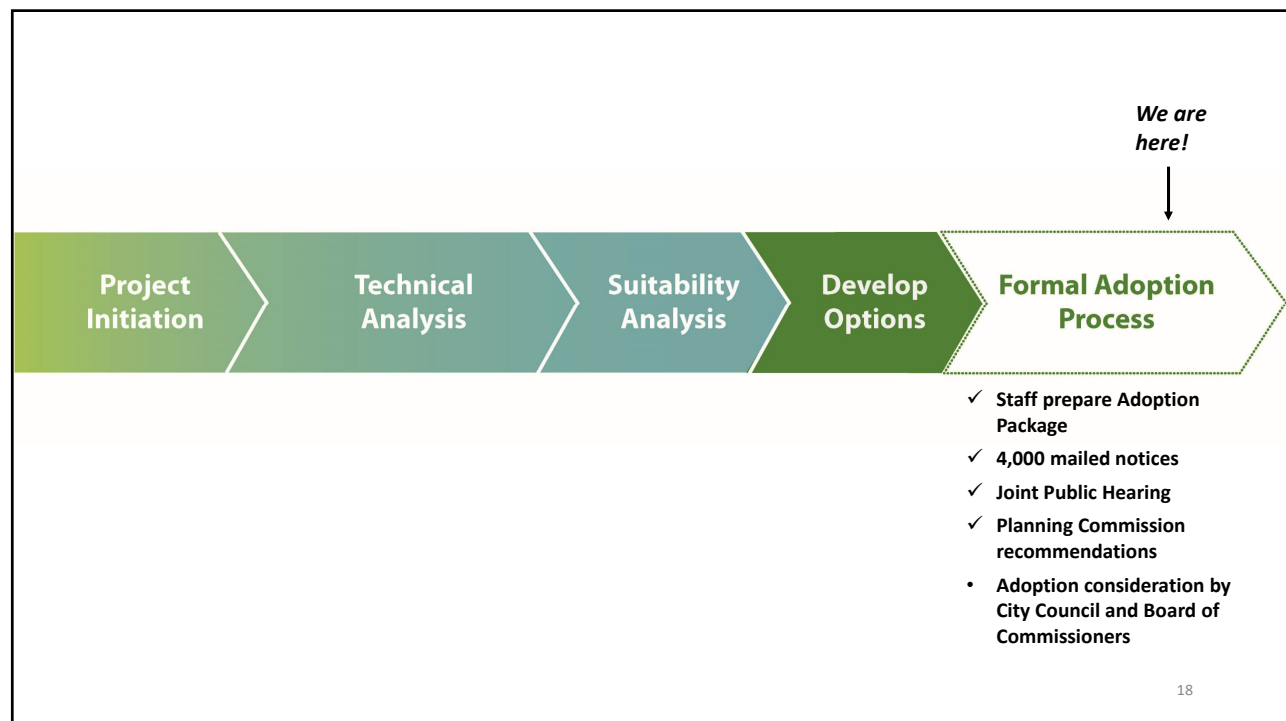
Public Engagement

Outreach examples:

- | | |
|---|--|
| • Postcards to study area residents (x4) | • Meetings with study area residents (x5) |
| • GIS Story Maps (x3) | • Monthly E-Newsletters |
| • Downloadable maps, Frequently Asked Questions, and other info | • Month-long Virtual Open House and Survey (1,500 participants) |
| • Service Provider Working Group, Triple Bottom Line Sounding Board | • Information via Social Media |
| • Urban Reserves Video | • Envision Eugene Technical Advisory Committee (EETAC) meetings (18) |



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Planning Commission Recommendation

The Eugene Planning Commission passed a motion 7-0 to recommend that the City Council approve the proposed urban reserves package with the following changes:

- Revise and remove 17.7 acres of developable land owned by Wildish for sand and gravel operations, from the proposed urban reserves
- Revise text and maps related to Lane County's Goal 5 wetlands
- Revise text to incorporate more information about big game habitat

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Urban Reserves Adoption Package

Draft City of Eugene **Ordinance:**

- **Plan Amendments**
 - Metro Plan
 - Eugene Comprehensive Plan
 - Public Facilities and Services Plan
 - Lane County Rural Comprehensive Plan (*County only*)
- **Intergovernmental agreements (11)**
 - County, City & service providers (administrative action—ready to be executed at adoption)



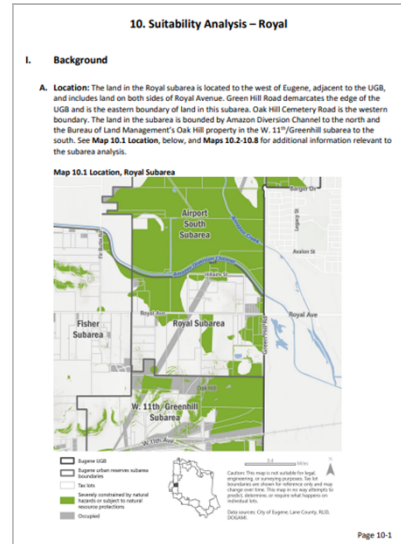
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Urban Reserves Adoption Package, cont'd

Legal Findings, which include:

1. **Public Engagement Summary**
2. **Eugene Urban Reserves Study**
 - a. Suitability Analysis Subarea Reports (18 reports)
3. **Serviceability Analysis Report**
4. **Eugene Urban Reserves Technical Memo**
 - a. Land Need Model
 - b. Map Documentation of Undevelopable Land
5. **Tax Lots Within the Eugene Urban Reserves**



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Summary – Plan Amendment Policies

1. Land in urban reserves have priority consideration when UGB expansion is considered
2. If now entitled to build a home on property, can still do so
3. Land in urban reserves will continue to be planned and zoned for rural uses:
 - a. Can continue doing what's currently allowed
 - b. No more intensive uses (on exception & non-resource land)
 - c. No changes from resource land to non-resource land
4. Review urban reserves 10 years after Eugene's first UGB expansion

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Urban Reserves Next Steps

Today:

No action requested; questions only.

Upcoming:

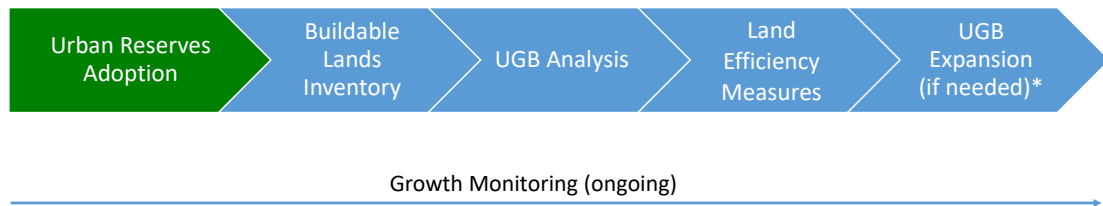
- **February 28** joint Public Hearing with the Eugene City Council & Lane County Board of Commissioners
- **April 10** Eugene City Council work session (possible action)
- **April 11** Lane County Board of Commissioners work session (possible action)



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Planning Next Steps -- UGB Update



*UGB Update must be adopted by 12/31/2026

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Thank You!



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